

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA - AMENDED**

**MONDAY, JANUARY 15, 2024**

**6:30 PM**

**BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the December 18, 2023 meeting.
  2. Architectural Board review and consideration of an application for signage for JD McCormick Properties, Hartland Riverwalk Apartments, 200 E. Capitol Drive.
  3. Architectural Board review and consideration of an application for signage for Horizon Performance Technologies LLC, 955 Walnut Ridge Drive.
  4. Initial review of Petition to amend existing Conditional Use Permit and Business Occupancy Application for Performance Pickleball of Wisconsin, 528 E. Industrial Drive.
    - a. Consideration of a motion to set a public hearing
  5. Plan Commission and Architectural Board review and consideration of plans for an addition of an attached garage and storage area on St. Charles Congregation property, 313 Circle Drive.
  6. Plan Commission and Architectural Board review and consideration of renovation plans for Empower Movement, 123 Lawn Street.
  7. Plan Commission review and consideration of amendment to occupancy permit for Birch & Banyan Coffee, 150 E. Capitol Drive, to allow for private events during days and times when closed to the public.
  8. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regard to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
7. Adjourn.

Ryan Bailey, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.wi.gov](http://www.villageofhartland.wi.gov) (Government/Agendas and Minutes). Notice: Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Sandee Policello, Village Clerk, at 262-367-2714. The Municipal Building is handicap accessible.

To participate in the Village of Hartland "Zoom" meeting with video, <https://us02web.zoom.us/j/87815574057?pwd=TmpqRENJeWp1L0djdjdnVVFhuQS9uQT09>  
The Meeting ID is 878 1557 4057 Passcode is 107850. To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY DECEMBER 18, 2023**  
**6:30 PM**  
**BOARD ROOM**  
**MUNICIPAL BUILDING, 210 COTTONWOOD AVE.**

Present: Jeff Pfannerstill, Jeff Bierman, Ann Wallschlager and Chip Schneeberger. David DeCourcy-Bower via Zoom.

Excused: Dino Xykis, Village Manager Bailey, and Tim Hallquist.

Others Present: Lewis Stoneking, Ben Nelson, Scott Hussinger, and Deputy Clerk Bushey.

Call to Order- 6:32 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

No Public Comments.

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the October 16, 2023, regular meeting-**

Motion (Wallschlager/Schneeberger) to approve the minutes for the October 16, 2023, regular meeting. Carried (5-0).

**2. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the November 20, 2023, meeting-**

Motion (Wallschlager/Schneeberger) to approve the minutes for the October 16, 2023, regular meeting. Carried (5-0).

**3. Architectural Board review and consideration of an application for signage for JD McCormick Properties, Hartland Riverwalk Apartments, 200 E. Capitol Drive-**

No one was present for JD McCormick Properties. Building Inspector Hussinger said it is a pretty straight forward projecting sign, not too big, not illuminated but it is required to be at least 10 ft above the sidewalk, and it is proposed at just under 9 ft. He said the PC has the ability to reduce that 10 ft minimum to something not less than 8 ft. Pfannerstill asked if Hussinger had any reservations regarding the height or anything? Hussinger said no, our code supports the sign. Wallschlager said she does not like the way it sticks out and thinks it does not fit there. She said she also has other questions she would like to ask them, and she would like to see another option/location. Brief discussion on the location and height of the sign. DeCourcy-Bower commented that the sign height is fine, but the other thought he had was if it will swing aback and for into the awnings. He said it does seem that it is not a great location if it is going to swing and hit the awnings. Pfannerstill asked Hussinger if he had any other comments and Hussinger said no, but they need to be present to answer these questions.

Motion (DeCourcy-Bower/Wallschlager) to table this item until the next meeting. Carried. (5-0).

**4. Architectural Board review and consideration of an application for signage for RPB CPA's, 142 E. Capitol Drive-**

Representative from Signs and Lines Stretch explained the signage. He said they are refacing the existing signage. He said they would also like some window vinyl but was not sure if there were any restrictions for that. Building Inspector Hussinger said there are restrictions, we would like to know what it is and there are some restrictions. He said the sign size and location is fine, but what is not ok is that it is internally illuminated, and we do not allow that in a B-3. The sign company representative said it is currently internally illuminated and Hussinger said he is not sure how it got that way. Wallschlager commented that the rules should be stuck to, and if the code says non-illuminated, it should be non-illuminated. Brief discussion on rules on non-illuminated. de Courcy-Bower said he remembers when it came through and the level of illumination was very low at that time because it was a black sign and thinks it probably got through that way. He does have concern now regarding the level of illumination of the black and white sign and it will be a significant amount of illumination if the white is going to be the illuminated part. He said he thinks it is a big difference between the previous illumination and the current one. DeCourcy-Bower said in fairness to this applicant and other applicants, recently with BMO Harris bank the Plan Commission recently requested that an illuminated sign on that bank no longer be illuminated for the same reason. He said in his perspective if they are looking to change the sign, they need to meet the current standards. Pfannerstill clarified with Hussinger that they could either turn off the internal illumination or have external illumination. The sign representative asked if they could route the face which would diffuse it, he mentioned other municipalities use that. Pfannerstill asked if he could use the black again with the yellow lettering. DeCourcy-Bower stated he would be more willing if the color scheme was going to stay consistent and it was literally changing out the lettering then he might consider that. He said however we did ask another business in the downtown area to not illuminate their sign.

When it was the simple reason for changing the signage slightly and he is conscious of what they have done for other businesses in the downtown area.

Pfannerstill asked Hussinger if the height is ok. Hussinger said when this building was constructed, there was Village participation and there a TIF and may have been special rules. DeCourcy-Bower said he could speak to the way this building was approved. He said what was brought to the Architectural Board as far as the aesthetics, it was not made clear that the frontage ground floor was going to be essentially a false façade in parking, and we only approved the aesthetic of that. He said in his view that has been a bone of contention with this building that the architectural review indicated that there would be coffee shop sign on one side and indicated that would be functional usage on lower level of the building. He said it did not end up being that way and he thinks some things were missed through that review process that were not clear if you go back to the original architectural plans. He went on to say it blows his mind how an architectural plan for coffee sign suddenly becomes parking. He said the way this building got approved seems to be confused from an Architectural point of view to what became built and used.

Motion (Wallschlager/DeCourcy-Bower) to approve the two signs on this sheet with no illumination.

DeCourcy-Bower asked to amend it to be specific to internal illumination. Brief discussion on illumination. The representative asked if he would need to come back for the window vinyl. Hussinger said unless it is real incidental it will come to the Plan Commission, and even with external illumination they would still need to come back. Carried. (5-0).

**5. Architectural review and consideration for an application for signage for Oak Ridge Condominiums, 313 Oak Ridge Drive-**

Lewis Stoneking was present to explain the signage as well as Beverly from the sign company. They are looking for a replacement for that current sign that is broken, the tree is broken. North end of property, broken sign is on south end of property. Mr. Stoneking said the two signs did not match, so they now will be matching. DeCourcy-Bower asked about the lower sign regarding no solicitors will go away and Mr. Stoneking said no that will go away. Hussinger said the application states it is not illuminated. Stoneking said it is a light that shines up on the sign. Pfannerstill asked him to turn something into Hussinger, so we know how far the light is from the sign.

Motion (Wallschlager/Schneeberger) to approve the application for signage for Oak Ridge Condominiums 313 Oak Ridge Drive. Carried (5-0).

**6. Announcements**

President Pfannerstill wished everyone a Merry Christmas.

**7. Adjourn**

Motion (Schneeberger/Wallschlager) to adjourn. Carried (5-0).  
Adjourned at 7:01 pm.

Respectfully submitted by

Recording Secretary,  
Deidre Bush y, Deputy Clerk



**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address 200 E. CAPITOL DRIVE				
Lot 1	Block	Subdivision		Key No. HAV 0729005001
Owner JD McCORMICK PROPERTIES RYNE HODGSON		EMAIL RYNE@JDMCCORMICK.COM		Phone 608-819-6500
Address 101 N. MILLS ST		City MADISON		State WI Zip 53715
Contractor VITAL SIGNS, INC. JUSTIN CHAMBERLIN		Phone 608-845-3766	FAX	EMAIL JUSTINEVITALSIGNSVERONA.COM
Address 245 HORIZON DR. #105		City VERONA		State WI Zip 53593

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

**All applications for consideration by the Architectural Board are subject to the policies described in this document.**

**Commercial/Industrial/Multifamily:**

One (1) bound set of plans and application material and one (1) electronic copy of all submittals.

Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**Signs:**

One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.

Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.

One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.

One (1) set of lighting details. Include type, location, number and photometric plan.

Submit Sign Permit Application

**NOTE:** Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: 11-16-23 Date of Meeting: 12-18-23 Item No. \_\_\_\_\_

**Hartland Architectural Board  
Application Review Policies**

**All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.**

1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. One (1) set of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
  - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
  - i. Grading and erosion control
  - j. Landscaping, including a Tree Protection Plan
  - k. Exterior lighting details
  - l. Exterior HVAC equipment location
  - m. Dumpster location (screening required)
  - n. Street right-of-way
  - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.

**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT**

**PERMIT #** \_\_\_\_\_

JOB LOCATION 200 E. CAPITOL DRIVE TAX KEY # HAV 0729005001  
OWNER JD McCORMICK PROPERTIES PHONE 608-819-6500  
ADDRESS 101 N. MILLS ST CITY MADISON STATE WI ZIP 53715  
CONTRACTOR VITAL SIGNS, INC. PHONE 608-845-3766  
ADDRESS 245 HORIZON DR. #105 CITY VERONA STATE WI ZIP 53593

**SIGN TYPE:**     WALL     **PROJECTING**     AWNING, CANOPY     GROUND  
 PORTABLE/TRAINING     REAL ESTATE PERM.     REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

HARTLAND RIVERWALK APARTMENTS    JD McCORMICK PROPERTIES

OVERALL DIMENSIONS OF SIGN 28"W X 23.5"T    COLOR OF BACKGROUND DARK BLUE

SIZE OF LETTERS IN INCHES SEE ATTACHED    COLOR OF LETTERS GOLD / WHITE

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)

HIGH DENSITY URETHANE (HDU). ALUMINUM BRACKET

ILLUMINATED?     YES     **NO**     INTERNALLY     EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 1,000.00

**TO THE BUILDING INSPECTOR:** THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT *J. Mauldin*    DATE 11/14/2023

PLANS APPROVED:    ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

SIGN DIMENSIONS



# HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

CONSTRUCTION VIEW



SIGN PRIMED AND PAINTED WITH EXTERIOR GRADE SHERWIN WILLIAMS LATEX PAINT. TOP COAT FROM 1SHOT SIGN PAINTING ENAMELS

PANTONE 110C  
SHERWIN WILLIAMS  
GOLDFINCH 6905

1SHOT LETTERING ENAMEL  
LEMON YELLOW

LETTERS AND BORDER

PANTONE 432C  
SHERWIN WILLIAMS  
NAVAL 6244

BACKGROUND  
JD McCORMICK TEXT

PANTONE 7518C  
SHERWIN WILLIAMS  
BREVITY BROWN 6068

BORDER & SIDES

WHITE  
SHERWIN WILLIAMS  
WHITE

1SHOT LETTERING ENAMEL  
LETTERING WHITE

LETTERS & BORDER

HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

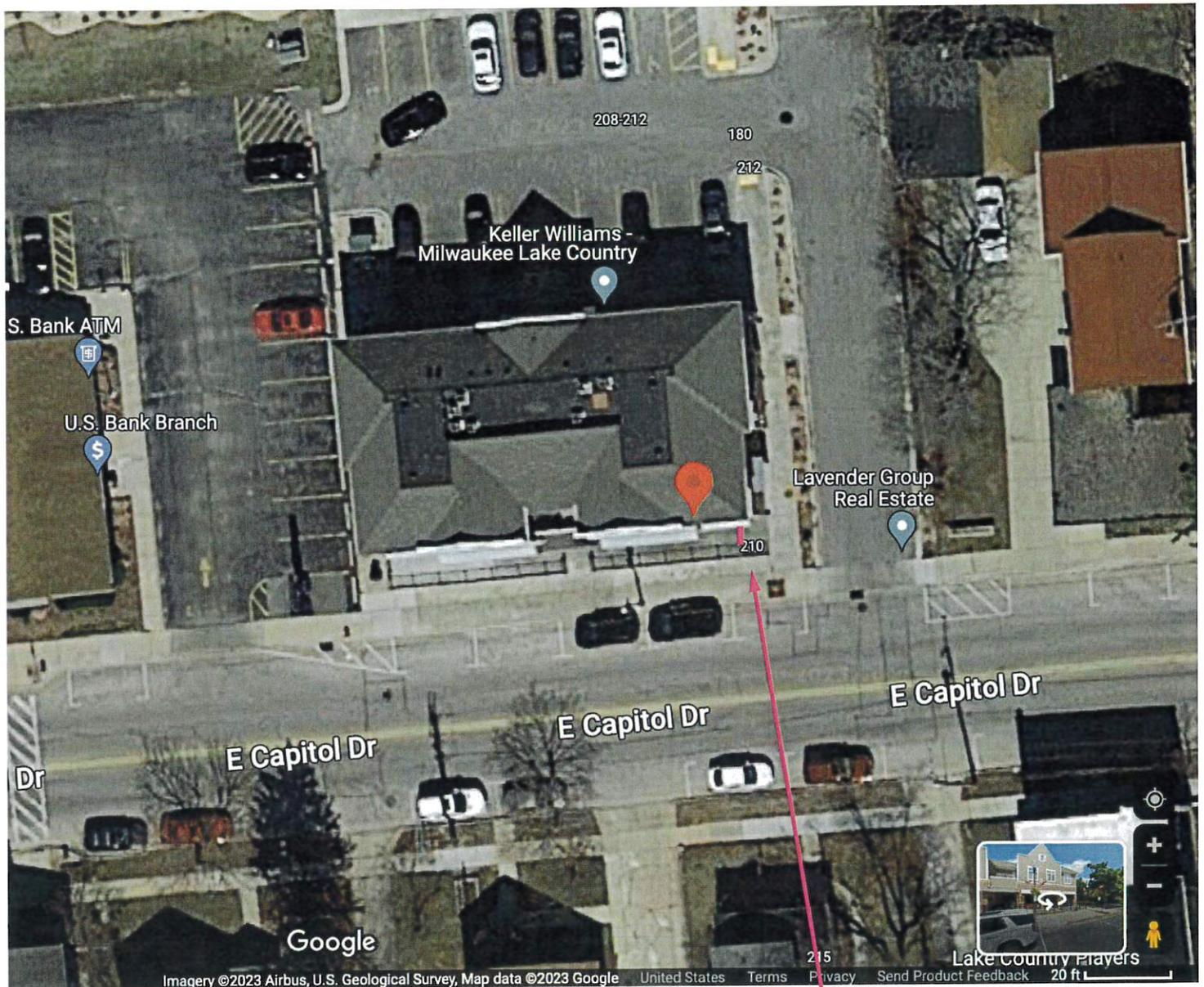
CLEARANCE



# HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

AERIAL VIEW

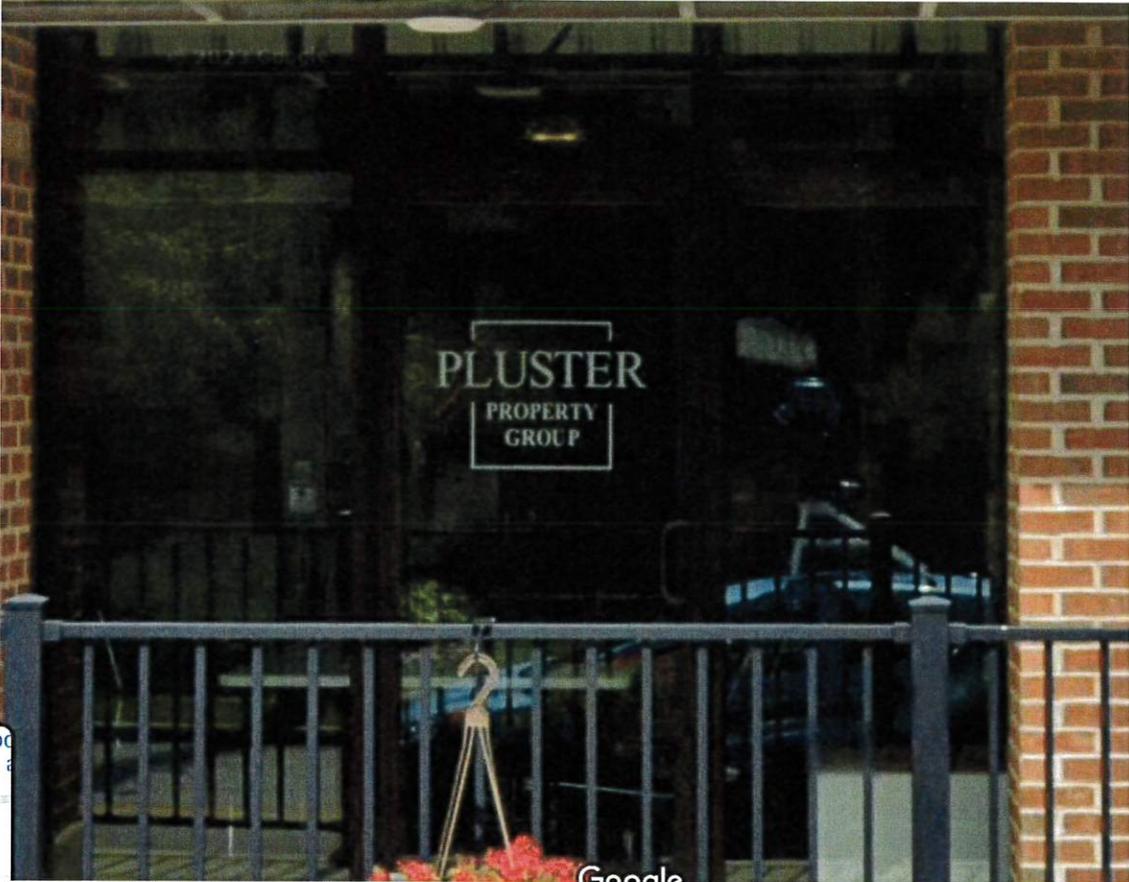


**SIGN LOCATION**

HARTLAND RIVERWALK APARTMENTS

200 E. CAPITOL DRIVE

EXISTING WALL & WINDOW SIGNAGE



BEHREND PROPERTY LLC  
220 E CAPITOL DR  
HARTLAND, WI 53029-2106

BENJAMIN LYONS AND CANDIDA LYONS  
123 CHURCH ST  
HARTLAND, WI 53029

BRICK LAWN LLC  
231 LAWN ST  
HARTLAND, WI 53029-1705

CAPITOL MOVE LLC  
163 E CAPITOL DR  
HARTLAND, WI 53029

CHARLES W LIPPERT  
226 LAWN ST  
HARTLAND, WI 53029

FIRST CONG CHURCH  
111 CHURCH ST  
HARTLAND, WI 53029-1701

HARTLAND RIVERWALK LLC  
101 N MILLS ST  
MADISON, WI 53715-1136

HOPKINS SAVINGS & LOAN  
PO BOX 460169 C/O RYAN PTS DEPT 908  
HOUSTON, TX 77056-8169

HOPKINS SAVINGS & LOAN  
PO BOX 460169 C/O RYAN PTS DEPT  
HOUSTON, TX 77056-8169

JAS COFFEE LLC  
150 E CAPITOL DR  
HARTLAND, WI 53029-2104

JEFFERY L HEIMSCH AND LAURA J  
HEIMSCH  
129 CHURCH ST  
HARTLAND, WI 53029

KOECK MANAGEMENT LLC  
W294N6030 RIVER GROVE LN  
HARTLAND, WI 53029-8211

LAKE COUNTRY PLAYERS INC  
221 E CAPITOL DR  
HARTLAND, WI 53029

MICHAEL STOLL AND SARAH STOLL  
221 LAWN ST  
HARTLAND, WI 53029

RAECHAL M LAIRD  
214 LAWN ST  
HARTLAND, WI 53029-1706

RICHARD NOWAKOWSKI AND PATRICIA  
NOWAKOWSKI  
220 LAWN ST  
HARTLAND, WI 53029-1706

ROBERT F & LINDA J HAMILTON 2010  
LIVING TRUST  
3410 NAGAWICKA RD  
HARTLAND, WI 53029-9355

SHERPERS INC AND GARY N SCHERPER  
AND ELIZABETH A SCHERPER JOINT  
N49W34291 ROAD P  
OKAUCHEE, WI 53069-9706



**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address 955 WALNUT RIDGE DR			
Lot 12	Block	Subdivision BARK RIVER COMMERCE	Key No. HAV 0758.999.040
Owner JC MITCHELL REAL ESTATE		EMAIL JMITCHELL@HORIZONPFM.COM	Phone 262-470-7641
Address W240 BEULAH LANE ROAD		City EAST TROY	State WI Zip 53120
Contractor SIGNS & LINES		Phone 262-544-9628 FAX 262-549-0928	EMAIL DAVE@SLINES.NET
Address W240 S3990 ROCKWOOD CIRCLE		City WAUKESHA	State WI Zip 53189

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- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**Signs:**

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

**NOTE:** Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR SIGN PERMIT**

PERMIT # \_\_\_\_\_

JOB LOCATION 955 WALNUT RIDGE DR TAX KEY # 0758.999.090  
OWNER JC MITCHELL REAL ESTATE PHONE 262-470-7641  
ADDRESS W1240 BEULAH LANE ROAD CITY EAST TROY STATE WI ZIP 53120  
CONTRACTOR SIGNS & LINES PHONE 262-544-9628  
ADDRESS W240 S3970 ROCKWOOD CIRCLE CITY WAUKESHA STATE WI ZIP 53189

SIGN TYPE:  WALL  PROJECTING  AWNING, CANOPY  GROUND  
 PORTABLE/TRAINING  REAL ESTATE PERM.  REAL ESTATE TEMP.

WORDS AS THEY WILL APPEAR ON THE SIGN:

HORIZON  
Performance Technologies LLC

OVERALL DIMENSIONS OF SIGN 8'4" W x 4'-6 1/4" COLOR OF BACKGROUND BEIGE (TO MATCH BRICK)  
SIZE OF LETTERS IN INCHES 18" AND 9" COLOR OF LETTERS BLACK

CONSTRUCTION MATERIALS OF SIGN BACKGROUND (i.e. WOOD, ALUM, ETC.)  
ALUMINUM

ILLUMINATED?  YES  NO  INTERNALLY  EXTERNALLY

SIGN PLANS MUST BE APPROVED BY ARCHITECTURAL BOARD PRIOR TO PERMIT BEING APPROVED (SEE ARCHITECTURAL BOARD APPLICATION)

ESTIMATED COST OF ABOVE SIGN \$ 3000

**TO THE BUILDING INSPECTOR:** THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO DO WORK HEREIN DESCRIBED ACCORDING TO THE PLANS AND SPECIFICATIONS FILED HERewith AND LOCATED AS SHOWN ON THIS APPLICATION. THE UNDERSIGNED AGREES THAT SUCH WORK WILL BE DONE IN ACCORDANCE WITH THE SAID DESCRIPTION, PLANS AND SPECIFICATIONS AND IN COMPLIANCE WITH ZONING ORDINANCE AND ALL OTHER ORDINANCES OF THE VILLAGE OF HARTLAND AND WITH ALL THE LAWS AND ORDERS OF THE STATE OF WISCONSIN APPLICABLE TO SAID PREMISES.

APPLICANT JJ MITCHELL DATE 12/22/23

PLANS APPROVED: ARCHITECTURAL BOARD \_\_\_\_\_

APPLICATION APPROVED: BUILDING INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

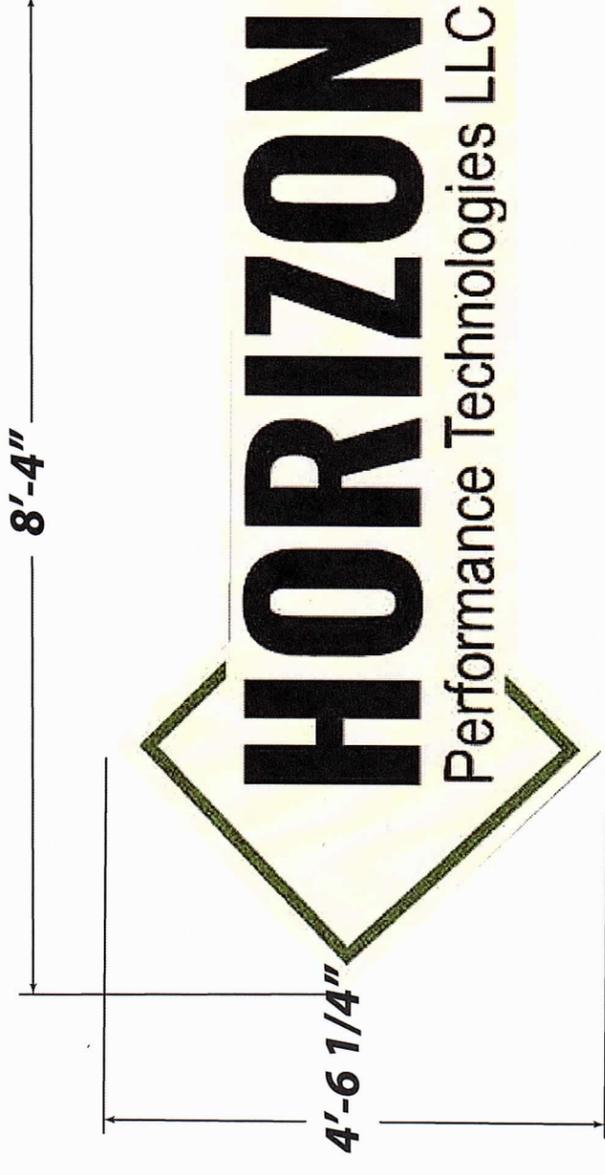
VERSION: 02

Quote #: 55876

Job #:

**QTY: 1 - EXTERIOR SIGN**

- 3mm MaxMetal Backer painted to match brick on building (color TBD)
- 3/8" Aluminum Dimensional Letters with Stud mount on Backer
- "Diamond" painted to match Horizon Green
- All Lettering to be Black
- Total Sq. Ft. 37.6



CLIENT: Horizon Performance Technologies

PROJECT: New Building Signage



W240 S3990 Rockwood Circle  
Waukesha, WI 53189  
(262) 544 - 9628  
www.slines.net

Project: New Building Signage

Sales Person: Dave Salkin

Project Manager: XXX

Install Address: 955 Walnut Ridge Drive, Hartland, WI 53029

**ARTWORK CHARGE: One customer requested revision allowed per drawing/ estimate. There will be an artwork charge for any customer requested revisions.**

DESIGN LAYOUTS ARE COPYRIGHT © 2023

Designer: Patty Bilcharz

Date: 12.14.2023

REVISIONS
01: ----- Revision
02: ----- Revision
03: ----- Revision
04: ----- Revision
05: ----- Revision
06: ----- Revision

Approval:

Date:

# ALTA/NSPS LAND TITLE SURVEY

Lot 12 of Certified Survey Map No. 8570, recorded on July 2, 1998 in Volume 75 of Certified Survey Maps, on pages 195-199, as Document No. 2334973, being a part of the Northwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 10, in Township 7 North, Range 18 East, in the Village of Hartland, County of Waushara, State of Wisconsin, as corrected by Affidavit of Correction recorded June 15, 1999, on Reel 2920, Image 1082, as Document No. 2473200.

Property Address: 955 Walnut Ridge Drive, Hartland, WI 53029  
Tax Key Number: HAV 0756.989.040

**A. Basis of Bearings**  
Bearings are based on the west line of Lot 11 Certified Survey Map No. 8750, which bears North 00°30'40" East.

**B. Title Commitment**  
This survey was prepared based on Knight Barry Title, Inc. and underwritten by First American Title Insurance Company title commitment number 2236627, commitment date September 14, 2023, last revised 9/21/23, which lists the following easements and/or restrictions from schedule B-II:

1. 6-8. **Visible evidence shown, if any.**
- 2-5, 9. **Not survey related.**
10. Easement granted to Wisconsin Telephone Company and other matters contained in the instrument recorded December 17, 1958 as Document No. 491357. **May lie within or crosses the surveyed property - it is a blanket easement - its location is not shown.**
11. Developer's Agreement for Bark River Commerce Center and other matters contained in the instrument recorded September 28, 1989 as Document No. 1358987. **Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.**
12. Bark River Commerce Center Declaration of Development Standards and Protective Covenants and other matters contained in the instrument recorded June 28, 1980 as Document No. 1600070. **Lies within or crosses the surveyed property - its location is shown.**
13. Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded July 10, 1991 as Document No. 1660596. **Lies within or crosses the surveyed property - its location is shown.**

**C. Flood Note**  
According to flood insurance rate map of the City of Hartland, community panel number 55133C0178H, effective date of 11/5/2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

**D. Parking Spaces**  
There are 78 total spaces consisting of 74 regular and 4 handicapped parking spaces marked on this site.

**E. Municipal Zoning**  
The zoning information listed is taken from the Village of Hartland website - site is zoned B-4, Limited Business and Light Industrial Planned Development District.

**Street setback -** Not less than 50 feet unless opposite any residential district, then provide a 100-foot front yard setback  
**Side yard setback -** Not less than 25 feet unless abutting a residential district, then provide a 100-foot transitional yard  
**Rear yard setback -** Not less than 25 feet unless abutting a residential district, then provide a 100-foot transitional yard  
**Maximum height -** 45'

**G. Notes**  
As to table A item 11  
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.  
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

To: JC Mitchell Real Estate LLC, a Wisconsin limited liability company  
Knight Barry Title, Inc.  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(b), 8, 9, 11(b), 17, 18 and 19 of Table A thereof. The fieldwork was completed on October 24, 2023.

Date of Plat or Map: October 25, 2023

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

John P. Casucci  
Professional Land Surveyor  
Registration Number S-2055  
john.casucci@rasmith.com

*John P. Casucci*

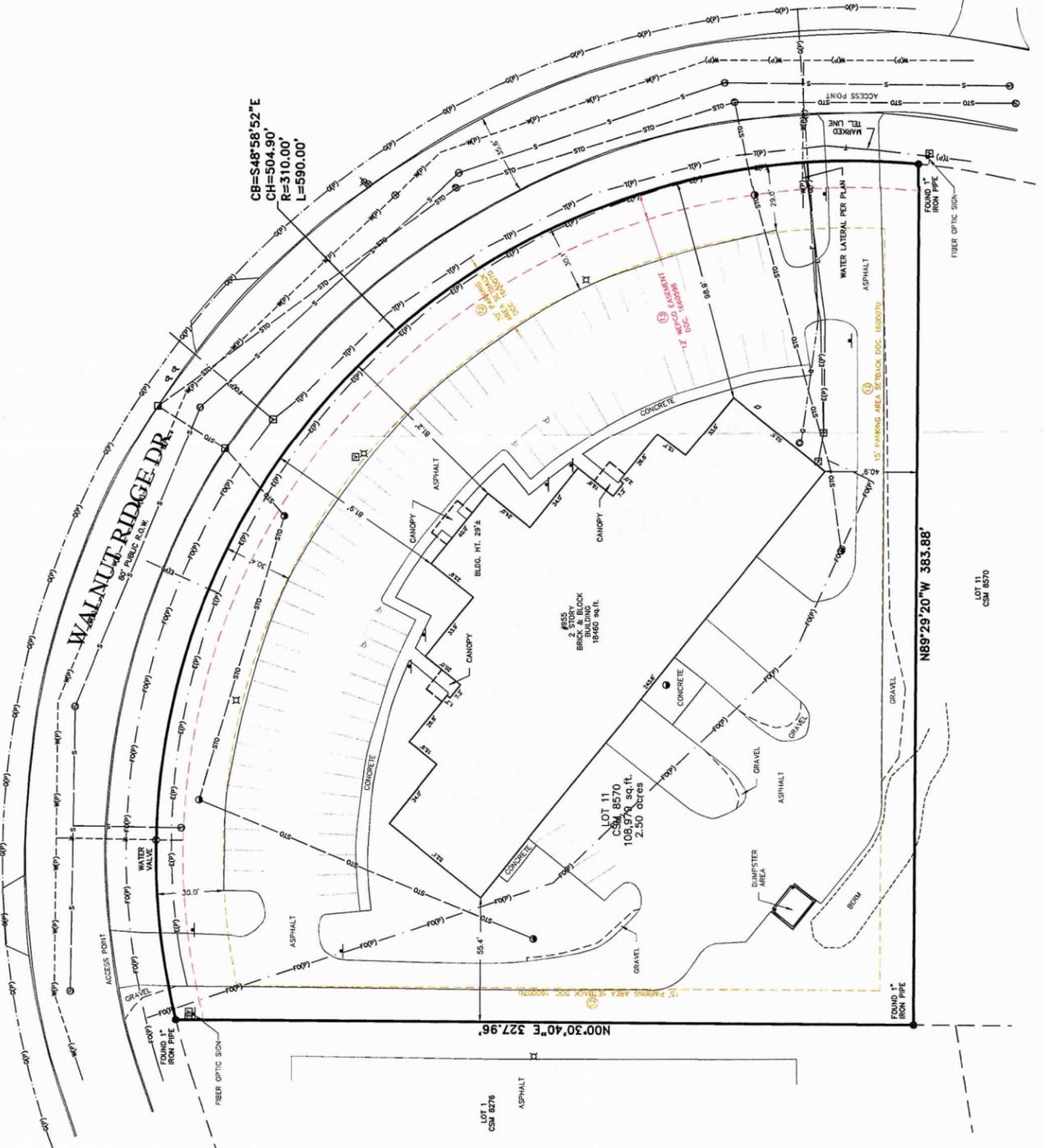


16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



CREATIVITY • ETHICS • ENGINEERING

rasmith.com



## LEGEND

- BOLLARD
- FLAGPOLE
- MONITORING WELL
- WALKBOX
- AIR CONDITIONER
- CONTROL BOX
- CABLE PEDestal
- POWER POLE
- GUY WIRE
- LIGHT POLE
- SPOT/PAVING/PEDestAL LIGHT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDestAL
- UTILITY VAULT
- GAS METER
- GAS MANNING SIGN
- STORM MANHOLE
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- SECTIONAL MANHOLE
- SECTIONAL CONTROL BOX
- HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER CURB STOP
- WELL
- SURFACE
- MANGROVE
- MANGROVE TREE
- MANGROVE TRUNK
- SHRUB
- EDGE OF TREES
- STORM SEWER
- WATERMAN
- MARKED GAS MAIN
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- MARKERS EXISTING
- CONTOUR ELEVATION
- SPOT ELEVATION
- TRAIL

DIGESTER HOTLINE 20234022308 & 20234022308

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND FIELD SURVEY. THE SURVEYOR'S FIELD VERIFICATION OF THE INFORMATION IS BELIEVED TO BE RELIABLE. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A.S.MITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.S.MITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN PERMISSION OF R.A.S.MITH, INC.

CLIENT / PROJECT: Horizon Performance Technologies - New Building Signage

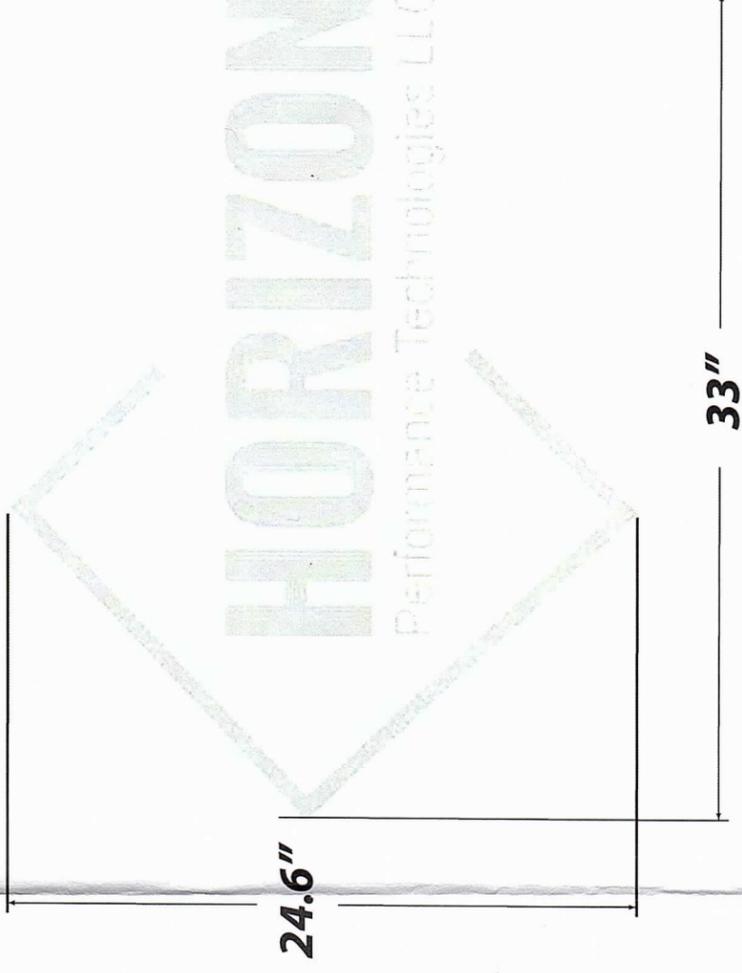
VERSION: 01

QUOTE # 55876 SALES ORDER # -----

### QTY: 1 - WINDOW GRAPHIC

- Dusted Vinyl Cut Logo for Front Window - Applied 1st Surface

PANEL IS COVERING UP REFLECTION ONLY - NOT PART OF THE WINDOW GRAPHIC



EXAMPLE OF DUSTED VINYL



W240 S3990 Rockwood Circle  
Waukesha, WI 53189  
(262) 544 - 9628  
www.slines.net

CLIENT: Horizon Performance Technologies  
PROJECT: New Building Signage

Quote #: 55876  
Job #: -----

**ARTWORK CHARGE:** One customer requested revision allowed per drawing/estimate. There will be an artwork charge for any customer requested revisions.

Project: New Building Signage  
Install Address: 955 Walnut Ridge Drive, Hartland, WI 53029

Sales Person: Dave Salkin  
Project Manager: XXX

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

Approval: \_\_\_\_\_ Date: \_\_\_\_\_

DESIGN LAYOUTS ARE COPYRIGHT © 2023

Designer: Patty Bilchaz Date: 12.14.2023

REVISIONS	
01: -----	Revision
02: -----	Revision
03: -----	Revision
04: -----	Revision
05: -----	Revision
06: -----	Revision

DONALYN PROPERTIES LLP  
W283N9004 SUNSET CT  
HARTLAND, WI 53092-8413

EALON LLC  
1009 ADMIRALTY PARADE  
NAPLES, FL 34102-7856

ENVIRONMENTAL INVESTMENT GROUP  
LLC  
950 WALNUT RIDGE DR  
HARTLAND, WI 53029

M5 INVESTMENTS LLC  
W304S8266 OAK RIDGE DR  
MUKWONAGO, WI 53149-8882

MERGE (WI) LLC  
C/O MERGE HEALTHCARE INC  
900 WALNUT RIDGE DR  
HARTLAND, WI 53029-8347

OLSON REALTY GROUP II LLC  
1110 RICHARDS RD  
HARTLAND, WI 53029-8356

SUNSET INVESTMENT CO LIMITED  
PARTNERSHIP  
PO BOX 1428  
WAUKESHA, WI 53187-1428



★ Received ★

DEC 19 2023

PETITION FOR CONDITIONAL USE

\$150 REVIEW FEE DUE AT TIME OF APPLICATION PLUS \$300 PROFESSIONAL FEE DEPOSIT

Property Owner		RICK REINDERS	
Business Name		Performance pickleball of Wisconsin	
Business Owner		WILLIAM EAST	
Address		528 E INDUSTRIAL DRIVE, HARTLAND WI, 53029	
Contact Person	WILLIAM EAST	Phone	(414)514-6294
Key No. HAV	4713#	Email	Willeastpickleball@gmail.com

The Plan Commission meets on the third Monday of the month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

State present use of property and basic information on the intended use:

<p>The property / Leased space is intended for people to play indoor pickleball. We are a current one court facility, with the goal to expand into 2 courts at a later date.</p>

Additional documents and materials must be submitted addressing the requirements described in Article IV of the Hartland Zoning Code regarding Conditional Uses.

All applications for consideration by the Plan Commission are subject to the policies described in this document.

Petitioner Signature			
Print Name	<del>12/07/23</del> WILLIAM EAST	Date	12/07/23

OFFICE USE ONLY:

Date Applied:	12/19/23	Date of Meeting:	1/15/24	Return Comments by:
---------------	----------	------------------	---------	---------------------

Permit Fee:	<b>\$75</b>
Refundable Occupancy Deposit: (Refundable Deposit Returned Upon Release by Building Inspector)	<b>\$500</b>
Total Due:	<b>\$575</b>
Date Paid:	_____
Receipt No.:	_____

<p>VILLAGE OF HARTLAND</p> <p>BUSINESS OCCUPANCY</p> <p>PERMIT APPLICATION</p>
--

- Please Note that operation of business is not allowed until occupancy permit application has been approved.
- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. **An occupancy permit will be issued when all violations have been corrected.**

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.



BUSINESS OCCUPANCY  
PERMIT APPLICATION  
PAGE 3

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: NA

Describe or sketch area for storage of above substances and any other high fire hazard areas: NA

Fire extinguisher size, type, and quantity: 1 ~~extinguisher~~ next to the exit of the building

Is there a fire sprinkler system: YES

Is there an alarm system: NO

Heating type and location: Gas "North west of building"

Describe or sketch gas shut off location: \_\_\_\_\_

Describe or sketch electric shut off location: \_\_\_\_\_

Describe or sketch fire sprinkler shut off location: Sprinklers mount in ceiling

Attach a sketch of the area of the building to be used for this business unless all of building is to be used. \_\_\_\_\_

Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

Applicant's Signature: [Signature] Date: 11/13/23

FOR OFFICE USE ONLY

ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT	
Zoning Classification:	
Zoning Approved:	By: _____
Application Approved:	
Permit Number:	
Notes/Conditions:	

FIRE DEPARTMENT	
Site Approved:	By: _____
Notes/Conditions:	

The Hartland Police Department is updating our records for all the businesses in the Village of Hartland. Please provide the information below needed for emergency and after hours contacts for your business. Feel free to add any other pertinent information that would better assist us in dealing with your business needs.

### HARTLAND POLICE DEPARTMENT BUSINESS/KEY HOLDER UPDATE

BUSINESS NAME: Performance Pickleball of Wisconsin  
ADDRESS: 528 E Industrial Drive, 53029,  
PHONE: (414) 514-6294

#### EMERGENCY AFTER HOURS KEY HOLDERS:

NAME: WILLIAM J EAST  
ADDRESS: RD 3856 Park Hill Drive, Pewaukee, 53072, WI  
PHONE: (414) 514-6294  
CELL PHONE: "

NAME: Ian Bennett  
ADDRESS: \_\_\_\_\_  
PHONE: (317) 200-5445  
CELL PHONE: "

NAME: Cory East  
ADDRESS: 3856 Park Hill Drive, Pewaukee, 53072, WI  
PHONE: (262) 352-0682  
CELL PHONE: "

Please complete and return to the Hartland Police Department by mail:  
210 Cottonwood Avenue  
Hartland, WI 53029

Or by FAX: 262-369-2224

Thank you for your cooperation.

# PPW Executive Summary:

## **Business Name:**

Performance Pickleball of Wisconsin

## **Mission:**

At [Your Pickleball Club Name], our mission is to cultivate a dynamic and inclusive community centered around the exhilarating sport of pickleball. We are dedicated to providing an inviting space for players of all ages and skill levels, fostering a sense of camaraderie, wellness, and enjoyment through organized play, engaging events, and expert coaching.

## **Vision:**

We envision PPW as the go-to destination for pickleball enthusiasts, creating an environment where passion for the sport thrives. Our vision includes establishing a vibrant hub that not only promotes physical activity but also builds lasting connections and a shared love for the game.

## **Unique Selling Proposition (USP):**

At the heart of our club is a commitment to excellence, offering:

- a. State-of-the-art facilities equipped with top-quality pickleball courts.
- b. A diverse range of programs catering to beginners, intermediate players, and seasoned professionals.
- c. Community-focused events and social gatherings to enhance the overall pickleball experience.
- d. Expert coaching services to elevate players' skills and enjoyment of the game.

## **Market Positioning:**

PPW stands out by blending passion for pickleball with a dedication to inclusivity and community engagement. Our club is positioned as the premier choice for those seeking not only a place to play pickleball but also a welcoming community where friendships flourish and healthy competition thrives.

## **Revenue Model:**

Our revenue streams encompass:

- a. Membership fees, offering various packages with distinct benefits.
- b. Court rental fees for individual and group play.
- c. Lessons and coaching services for players seeking skill development.
- d. Tournaments and events, providing competitive and social platforms.
- e. Concession stand offerings, including snacks and merchandise.

## **Financial Projections:**

The financial forecast anticipates sustainable growth through strategic marketing, membership retention, and the continuous expansion of our offerings. Initial investment will be allocated for facility setup, marketing initiatives, and operational expenses.

# Business Plan

**Business Name:**

Performance Pickleball of Wisconsin

**Mission Statement**

To create a vibrant and inclusive pickleball community that fosters fitness, friendship, and fun through organized play, lessons, and events.

**Vision Statement:**

To be the premier destination for pickleball enthusiasts of all skill levels, providing a welcoming and supportive environment for players to enjoy the sport and build lasting connections.

**Business Model:**

- Membership fees
- Court rental fees
- Pickleball equipment sales
- Lessons and coaching services
- Tournaments and events
- Concession stand

**Business Description:****Location:**

528 E Industrial Drive, Hartland, WI, 53029

**Target Market:**

Pickleball players of all ages and skill levels, including beginners, intermediate, and advanced players. Additionally, families, fitness enthusiasts, and seniors looking for a social and active community.

**Unique Selling Proposition (USP):**

Our club distinguishes itself through:

- State-of-the-art facilities
- Diverse programs for players of all levels
- Community engagement and social events
- Professional coaching services

## **Services and Products:**

1. Court Rentals
  - a. Hourly court rentals for individual and group play.
2. Membership Packages
  - a. Basic, Premium, and Family Memberships with varying benefits.
3. Lessons and Coaching
  - a. Private and group lessons for players of all skill levels
  - b. Coaching programs for competitive players.
4. Tournaments and Events
  - a. Regular tournaments for members and the broader community
  - b. Social events, mixers, and themed nights.
5. Concession Stand
  - a. Healthy snacks, refreshments, and merchandise.

## **Marketing Strategy:**

### 1. Online Presence:

#### a. Website:

- a. Develop a user-friendly website with easy navigation.
- b. Include information on memberships, court rentals, events, and coaching services.
- c. Optimize for search engines (SEO) to improve online visibility.

#### b. Social Media:

- a. Establish and maintain active profiles on platforms like Facebook, Instagram.
- b. Share engaging content, including gameplay highlights, member spotlights, and upcoming events.
- c. Run targeted ads to reach local pickleball enthusiasts.

#### c. Online Booking System:

- a. Implement a convenient online booking system for court reservations.
- b. Encourage members to book courts and services through the website for seamless experiences.

### 2. Local Partnerships:

a. Schools and Community Centers:

- a. Collaborate with local schools to introduce pickleball to students.
- b. Offer pickleball programs in community centers to attract new players.

b. Local Businesses:

- a. Partner with local businesses for cross-promotions and shared marketing efforts.
- b. Offer exclusive discounts for patrons of partnering businesses.

3. Events and Promotions:

a. Open House:

- Host an opening event or open house to introduce the club to the community.
- Offer free court time, lessons, and special promotions for new members.

b. Referral Programs:

- Incentivize current members to refer new players with discounts, free lessons, or merchandise.
- Create a tiered reward system for higher levels of referral engagement.

c. Social Media Challenges:

- Launch creative challenges on social media platforms to encourage member participation.
- Offer prizes for the best videos, photos, or stories related to pickleball.

4. Content Marketing:

a. Blogs and Articles:

- Publish informative blogs and articles about pickleball tips, techniques, and the benefits of the sport.
- Share success stories and testimonials from club members.

b. Video Content:

- Create engaging video content for platforms like YouTube and Instagram.
- Feature tutorials, player interviews, and behind-the-scenes glimpses of club life.

5. Community Engagement:

a. Local Events and Festivals:

- Participate in local events and festivals to increase brand visibility.
- Set up booths, conduct demonstrations, and distribute promotional materials.

b. Charity Events:

- Organize or participate in charity events to showcase the club's community involvement.
- Donate a percentage of proceeds to a local cause.

6. Membership Promotions:

a. Early Bird Specials:

- i. Offer discounts or exclusive benefits for early sign-ups and renewals.
- ii. Create a sense of urgency to drive early membership commitments.

b. Bundle Packages:

- i. Introduce package deals that combine membership, lessons, and court rentals at a discounted rate.
- ii. Appeal to both new and experienced players with tailored packages.

7. Customer Relationship Management (CRM):

a. Member Surveys:

- Regularly collect feedback through surveys to understand member preferences.
- Use insights to enhance services, facilities, and overall member experience.

b. Email Marketing:

- Build a mailing list for targeted email campaigns.
- Share updates, promotions, and exclusive offers with club members.

By implementing this comprehensive marketing strategy, [Your Pickleball Club Name] aims to establish a strong brand presence, attract new players, and foster a vibrant pickleball community. Regularly analyze the effectiveness of marketing efforts and adapt strategies based on member feedback and market trends.

## Operating Expenses

1. Facility Costs:

- a. Rent/Mortgage: [\$2000 per month]
- b. Utilities: [\$200 per month]
- c. Maintenance Fund: [\$200 per month] (for ongoing upkeep and repairs)

2. Marketing and Promotion:

- a. Advertising:\*\* [\$50 per month]
  - b. Collaborations and Partnerships: [\$50 per month]
3. Equipment and Maintenance:
- a. Pickleball Equipment:\*\* [\$0 for initial setup]
  - b. Court Maintenance:\*\* [\$50 per month]
4. Insurance:
- a. Liability Insurance:\*\* [\$140 per month]
5. Miscellaneous:
- a. Contingency Fund:\*\* [\$200 per month]
  - b. Software and Technology:\*\* [\$300 per month]

**Total Monthly Operating Expenses: [\$3,190]**

**Funding Requirements:**

1. Initial Setup:
- Facility Setup:[\$16,000]
  - Marketing Launch:[\$1,000]
2. Working Capital:
- a. Operational Expenses: [\$500]
  - b. Equipment Reserves: [\$0]

**Note:**

- All figures are estimates and subject to change based on actual market conditions and operational needs.
- Monthly expenses may vary based on factors such as seasonal fluctuations, special events, and unexpected repairs.
- Regular financial reviews will be conducted to assess and adjust the budget as needed.

This operating expenses summary provides a comprehensive overview of the anticipated costs associated with running PPW. Regular monitoring and adjustments will be made to ensure financial sustainability and the club's continued success.

## **Revenue Streams:**

1. Membership Fees:
  - a. Different tiers with varying benefits.
2. Court Rentals:
  - a. Hourly rates for court bookings.
3. Lessons and Coaching:
  - a. Fee-based lessons and coaching services.
4. Tournaments and Events:
  - a. Registration fees for tournaments and events.
5. Concession Stand:
  - a. Revenue from snack and merchandise sales.

## **Funding Requirements:**

Outline any funding requirements for initial setup costs, marketing, and operational expenses.

## **Future Growth:**

### Expansion Plans:

1. Additional Facilities:
  - a. Consider expanding to more locations or increasing court capacity.
2. Partnerships and Sponsorships:
  - a. Forge partnerships with pickleball equipment brands and seek sponsorships for events.
3. Online Presence:
  - a. Expand online offerings, such as virtual lessons and tournaments.
4. Community Outreach:
  - a. Develop outreach programs in schools and senior centers to grow the pickleball community.

By implementing this comprehensive business plan, Performance Pickleball of Wisconsin aims to become a thriving hub for pickleball enthusiasts, contributing to the growth and popularity of the sport in the local community.

HARTLAND PROPERTIES LLC  
N5915 N WILLOW GLEN RD C/O RICHARD G  
REINDERS SR  
SULLIVAN, WI 53178-9727

KG LEAF INVESTMENTS LLC  
512 E INDUSTRIAL DR  
HARTLAND, WI 53029-2310

KINNEY PROPERTIES INC  
1318 BELLA VISTA CT  
HARTLAND, WI 53029-8601

VIRGINIA A SCHREIB AMENDED & RESTATED  
TRUST  
S87W29868 LEPPIN CT  
MUKWONAGO, WI 53149-8620

WATERTRONICS PROPERTIES LLC  
PO BOX 530  
HARTLAND, WI 53029-0530



Department of Building Inspection

PERMIT # \_\_\_\_\_

# APPLICATION FOR BUILDING PERMIT

210 Cottonwood Avenue • Hartland, WI 53029 • Phone (262) 367-4744 • Fax (262) 367-2430

JOB LOCATION 313 Circle Drive

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBD \_\_\_\_\_ TAX KEY HAY 0427995

OWNER ST CHARLES CONGREGATION PHONE 262-367-0800 FAX \_\_\_\_\_

ADDRESS 313 Circle Dr. CITY, STATE, ZIP Hartland, WI 53029

CONTRACTOR \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_

When permit is ready notify: Contractor Owner By: Mail Phone Fax

Project Description: The project involves an addition to the building for an attached garage and storage area. There is also a new dumpster enclosure to replace the existing enclosure that will be removed.

Current principal use of property Church/school

Proposed principal use of property Church/school

Width \_\_\_\_\_ Length \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Height \_\_\_\_\_ Cu. Ft. \_\_\_\_\_

Estimated cost of above job(s) \$ 300,000 \$ \_\_\_\_\_ \$ \_\_\_\_\_

State Approval \_\_\_\_\_ Date \_\_\_\_\_

Class of Construction \_\_\_\_\_ Sprinkler \_\_\_\_\_ Stories \_\_\_\_\_

**TO THE BUILDING INSPECTOR:** The undersigned hereby applies for a permit to do work herein described according to the plans and specifications filed herewith and located as shown on this application. The undersigned agrees that such work will be done in accordance with the said description, plans and specifications and in compliance with the Uniform Dwelling Code of Wisconsin Administrative Code, Zoning Ordinance, all other ordinances of the Village of Hartland and with all the laws and orders of the State of Wisconsin applicable to said premises.

Signature of Applicant [Signature] Date 12.21.2023

**CONDITIONS OF APPROVAL:** This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

1. See plans for possible conditions/recommendations
2. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\_\_\_\_\_ **TOTAL FEES**

\_\_\_\_\_ **Date Paid**

\_\_\_\_\_ **Receipt**

Meeting dates plans were approved for building permit:  
Plan Commission \_\_\_\_\_ Village Board \_\_\_\_\_ Arch Board \_\_\_\_\_

APPLICATION APPROVED ON: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE BUILDING INSPECTOR



**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address <b>313 Circle Drive</b>				
Lot	Block	Subdivision	Key No. HAV <b>0427995</b>	
Owner <b>St. Charles Congregation</b>		EMAIL <b>mcattani@stcharleshartland.org</b>	Phone <b>262-367-0800</b>	
Address <b>313 Circle Drive</b>		City <b>Hartland</b>	State <b>WI</b>	Zip <b>53029</b>
Contractor <b>FBD</b>		Phone	FAX	EMAIL
Address		City	State	Zip

The Architectural Board meets on the **THIRD MONDAY** of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The **DEADLINE** for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

**All applications for consideration by the Architectural Board are subject to the policies described in this document.**

**Commercial/Industrial/Multifamily:**

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**Signs:**

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building. One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

**NOTE:** Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_



**APPLICATION FOR PLAN COMMISSION  
\$300 REVIEW FEE DUE AT TIME OF APPLICATION**

Project Description and Narrative: (attach additional sheet if necessary)			
The project involves an addition to the building for an attached garage and storage area. There is also a new dumpster enclosure to replace the existing enclosure that will be removed.			
Proposed Use <b>Garage and storage for parish use</b>			
Project Location <b>South side of existing building</b>			
Project Name <b>St. Charles Garage Addition</b>			
Owner <b>St. Charles Parish</b>		Phone <b>262-367-0800</b>	
Address <b>313 Circle Drive</b>		City <b>Hartland</b>	State <b>WI</b> Zip <b>53029</b>
Engineer/Architect <b>Pen &amp; Hammer, LLC</b>		Phone <b>414-751-0939</b>	FAX <b>na</b>
Address <b>4230 N. Oakland Ave. #155</b>		City <b>Shorewood</b>	State <b>WI</b> Zip <b>53211</b>
Contact Person <b>Brian Witteman</b>	Phone <b>414-751-0939</b>	FAX <b>na</b>	E-mail <b>bwitty@pen-hammer.com</b>

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

**The deadline for filing is a minimum of fifteen (15) working days before the meeting.**

**All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.**

**One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.**

**Applications that include site plans must depict the following existing and proposed information:**

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

**All applications for consideration by the Plan Commission are subject to the policies described in this document.**

**MEMORANDUM**

**January 10, 2024**

TO: Ryan Bailey  
FROM: Scott Hussinger Building Inspector/Zoning Administrator  
RE: 1742 sqft addition to St Charles – 313 Circle Dr

---

The proposed addition meets dimensional requirements of Village Zoning Code. Addition is close to and visible to adjacent residential properties.

Will there be rooftop mechanicals? If yes, then screening?

Proposed light fixtures appear to be fully “cut off” producing no light “trespass”. Will exterior lights be on all night or off by 9pm?

Dumpster enclosures are normally not allowed in street yard. Village approved enclosure in street yard at 515 W North Shore Drive in 2015 subject to substantial landscape screening. Should enclosure be softened with plantings?

Parking proposed within 3'-5" of ROW without screening. 46-923(9) requires plantings/screening at least 3' H (within years) between parking lot and ROW UNLESS WAIVED BY PLANNING COMMISSION.

Screening at least 6' H is required between parking lot and adjoining residential properties UNLESS WAIVED BY PLANNING COMMISSION.

Site plan doesn't show large tree(s) that will have to be removed. Are they removing any trees for this project?

Sec. 46-923. - Parking requirements.

In all districts and in connection with every use there shall be provided at the time any use or building is erected, enlarged, extended or increased off-street parking stalls for all vehicles in accordance with the following:

(9) Screening.

- a. All parking lots, except in the A-1 district and the single- and two-family residential zoning districts, and loading/unloading service areas adjoining public rights-of-way or a residential district shall be screened from such areas by a solid wall, solid fence, raised berm, densely planted evergreen plants, or other effective means as determined acceptable by the plan commission. Where walls or fences are used, sufficient landscaping shall be provided in conjunction with such wall or fence to create an attractive view from the street or residential side.

The screening between a parking lot and a street or public right-of-way shall attain a height of at least three feet measured above the parking surface within three years, with a minimum height of 18 inches at the time of installation, and may consist of a combination of landscaping materials including fencing, walls, berms or plantings on top of berms or in planters. The screening between a parking lot and an adjoining residential district shall be a minimum of six feet in height, and between a loading/unloading service area and an adjoining residential district shall be a minimum of ten feet in height, at the time of installation. The plan commission may waive or reduce the screening requirement due to grade differences between adjoining properties, and may require greater screening requirements for parking of large trucks, semitrailers, large equipment, and for screening overhead service doors, and truck loading areas and docks.

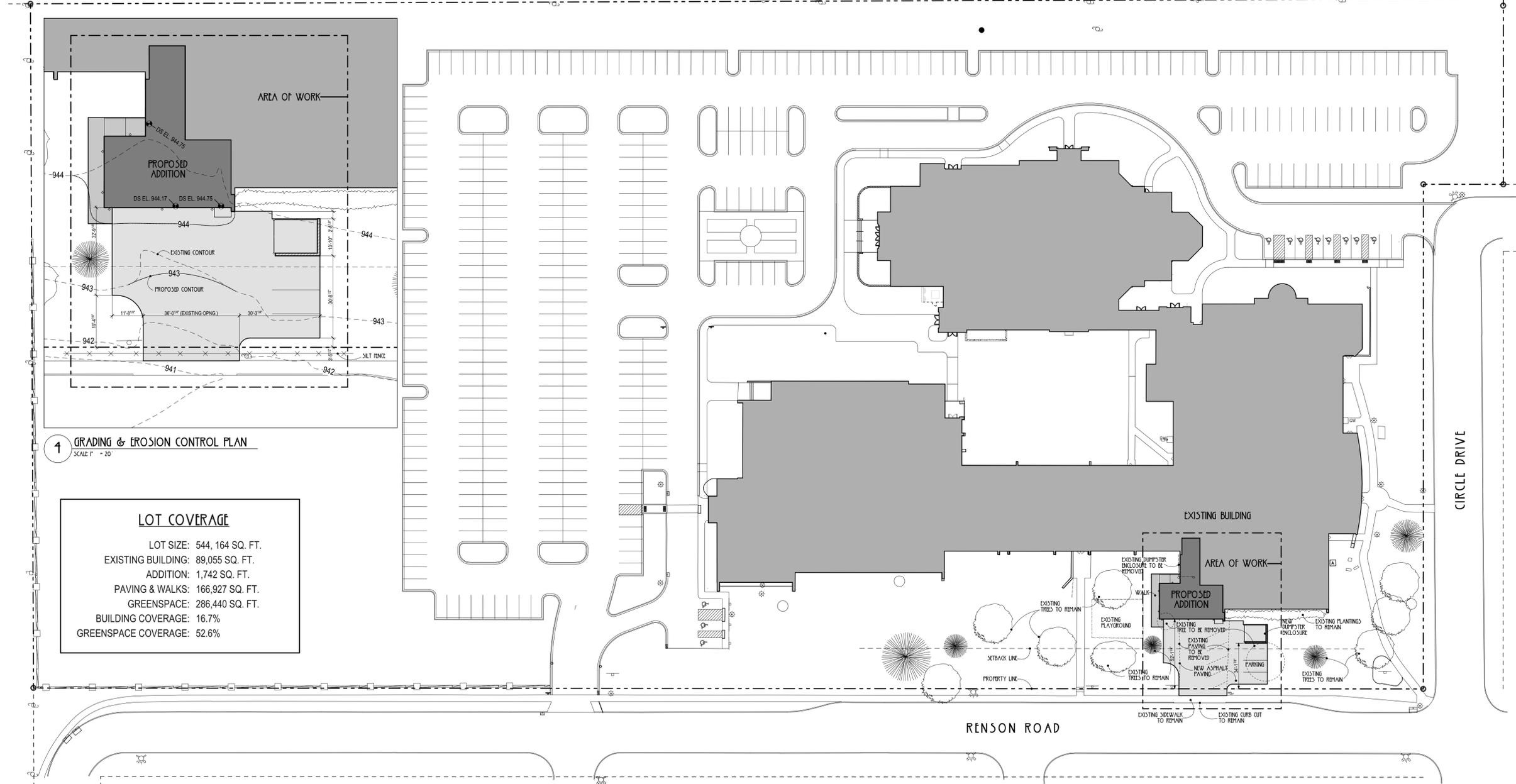
- b. All fencing shall be placed on the property or properties being screened and shall not project into a public right-of-way, shall not obstruct the vision clearance triangle, and shall not extend over side or rear property lines. Fences with landscaping shall be located away from property lines so that plant growth will not extend beyond property lines.



1 VIEW FROM SOUTHWEST



2 VIEW FROM SOUTHEAST

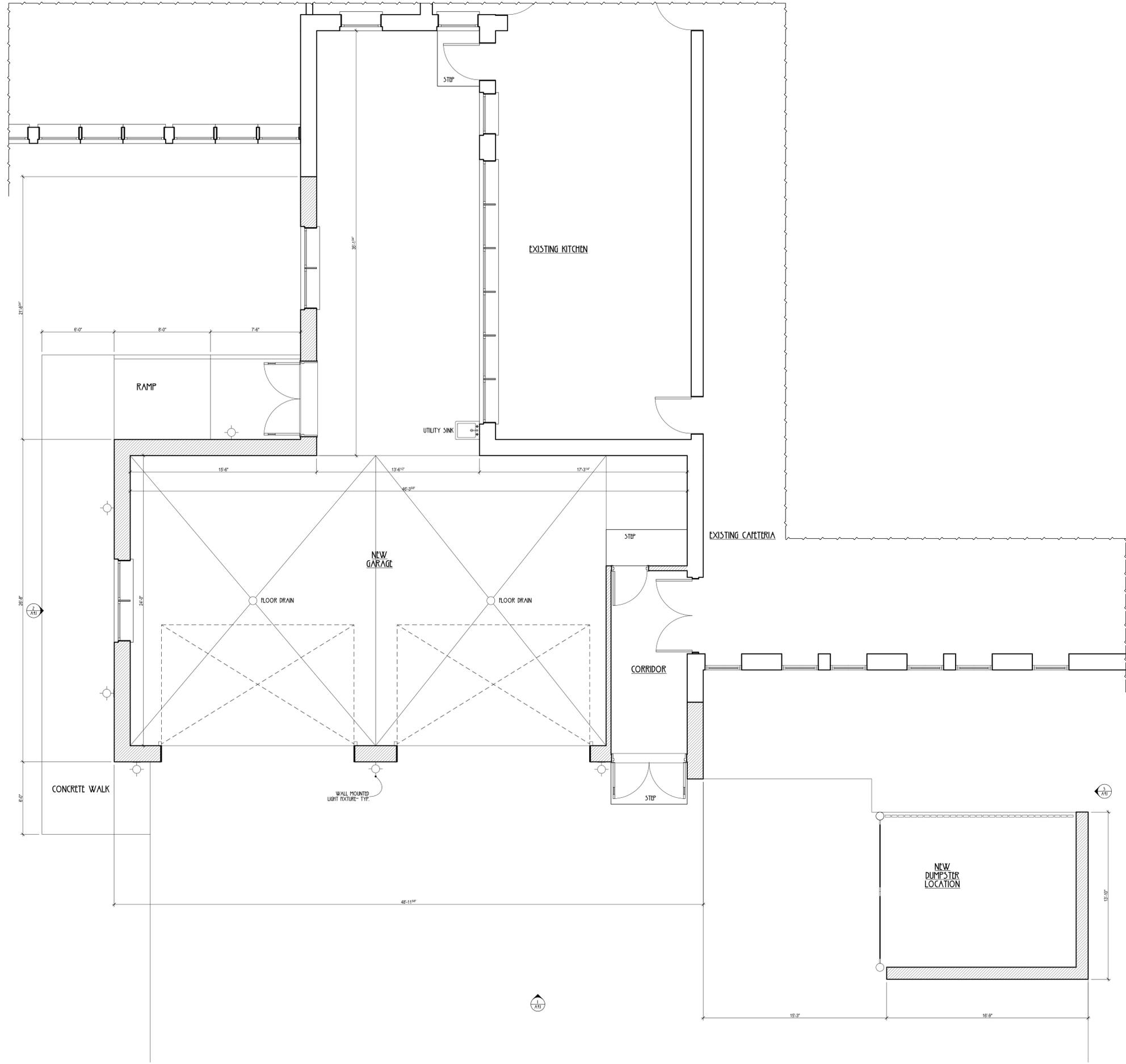


4 GRADING & EROSION CONTROL PLAN  
SCALE 1" = 20'

LOT COVERAGE	
LOT SIZE:	544,164 SQ. FT.
EXISTING BUILDING:	89,055 SQ. FT.
ADDITION:	1,742 SQ. FT.
PAVING & WALKS:	166,927 SQ. FT.
GREENSPACE:	286,440 SQ. FT.
BUILDING COVERAGE:	16.7%
GREENSPACE COVERAGE:	52.6%

3 SITE & LANDSCAPE PLAN  
SCALE 1" = 40'





**I** FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



**AIJ**

**FIRST FLOOR PLAN**

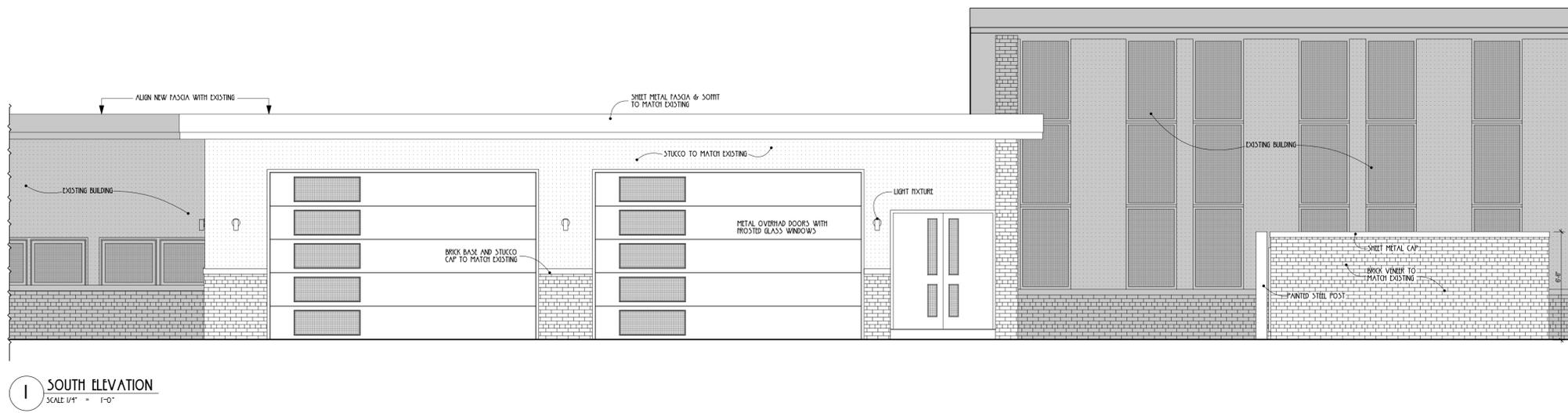
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DATE: 22 DEC 2023  
DESCRIPTION: VILLAGE SUBMITTAL

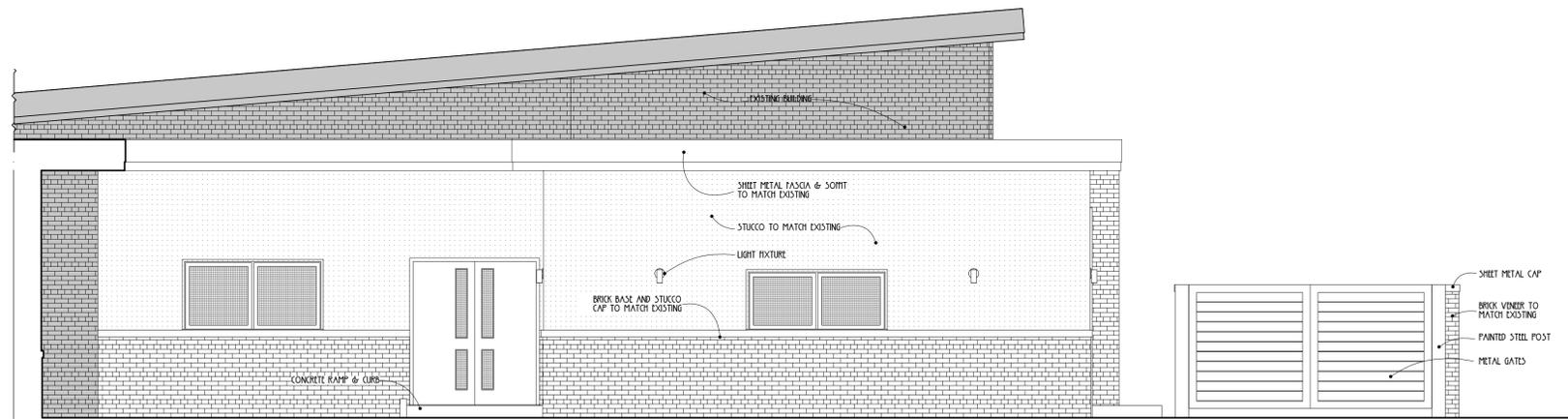
**ST. CHARLES-HARTLAND**  
513 CIRCLE DRIVE  
HARTLAND, WI 53029  
PROJECT NUMBER: 2315



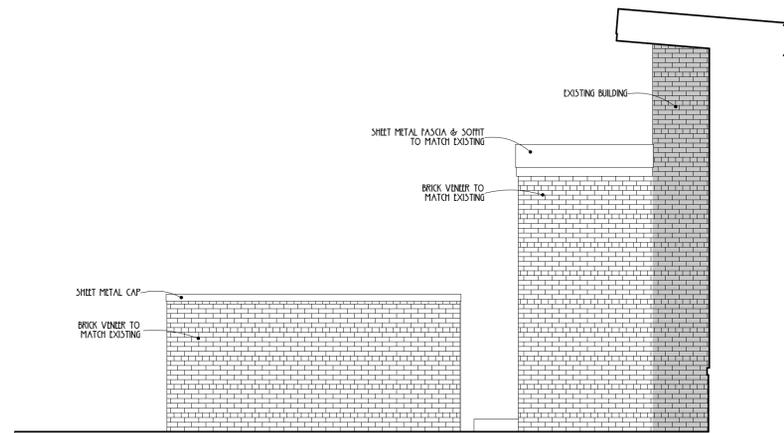
**P E N & H A M M E R**  
4230 N. OAKLAND AVE #155, MILWAUKEE, WISCONSIN 53211 • 414.751.0939



1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE 1/4" = 1'-0"

## DESCRIPTION

Lanterra 9003-W1 (Up or Down) and 9003-W2 (Up and Down) are 3.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various beam optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

## SPECIFICATION FEATURES

### Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

### Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

### Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

### Gasket

Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

### Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

### Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

### Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at

60,000hrs.

### Compliance

Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Options to meet Buy American Act requirements.

### Warranty

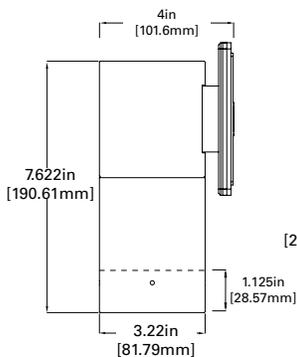
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

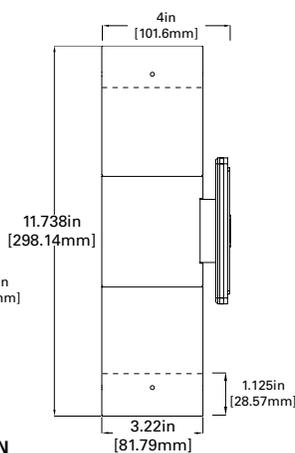


## DIMENSIONS

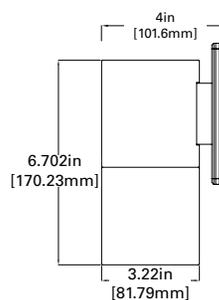
### 9003-W1-RW



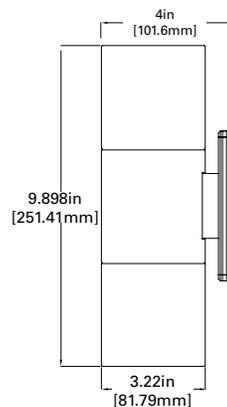
### 9003-W2-RW



### 9003-W1-FL



### 9003-W2-FL



## ORDERING INFORMATION

DOMESTIC PREFERENCES <sup>9</sup>	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC 1	FIELD REPLACEABLE OPTIC 2 <sup>2</sup>	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
[Blank]=Standard BAA=Buy American Act	9003	W1 Up or Down W2 <sup>6</sup> Up and Down	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	<b>Standard CRI</b> LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI <b>Premium CRI</b> LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium F Flood W Wide Flood	<b>Standard Paint Finish</b> BK Black BZ Bronze CS City Silver WT White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) LC1 Light Level Color 1 (12W) LC2 Light Level Color 2 (20W)	Univ 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount-mounts directly to junction box Remote Driver Housing WRR <sup>8</sup> Remote Driver Housing - Round Wall Plate WRS <sup>8</sup> Remote Driver Housing - Square Wall Plate Integral Driver Mount WIS <sup>3,4</sup> Wall Integral Driver Plate	SVPD2 <sup>5</sup> Standalone integral sensor

Notes: 1. Order LC remote separately  
2. Only available for double head option (W2)  
3. 9003-W1 not available in LC2  
4. 9003-W2 not available in L2, LC1 and LC2  
5. Only available for Single head, Up or down (W1) with RSM only  
6. W2 doubles input voltage listed  
7. Only available for LEDCR

8. Remote Driver distance up to 60'  
9. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.  
10. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

## Lanterra 9003



LED  
INTERIOR / EXTERIOR  
CYLINDER FLOOD LIGHT  
CERTIFICATION DATA  
cULus - 1598  
Wet Location Listed - IP66  
LM79/LM80 Compliant  
ROHS Compliant  
10W LED, L70/102,000@25° Celcius  
20W LED, L70/102,000@25° Celcius

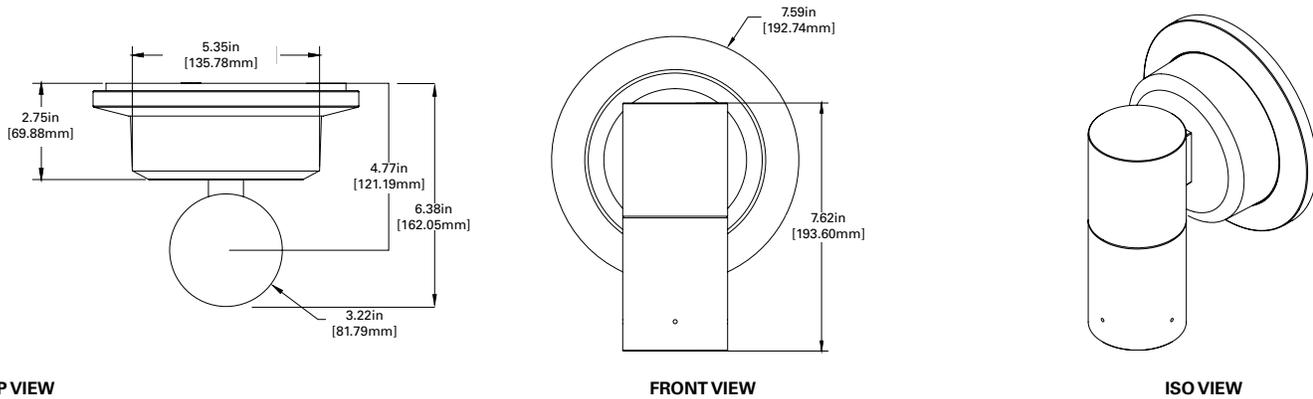
**ACCESSORIES - ORDER SEPARATELY**

		ACCESSORIES <sup>10</sup>			OPTICS	
LCTL1RZRT452L-PK <sup>7</sup>	Light Commissioning Tool (LCT)	<b>Filters</b>	<b>Lens</b>	<b>Louvers</b>	LLR-S-3-4	15° Spot
ISHH01LUM	Programming Remote for sensor	F71-3 Peach Dichroic	LSL-3 Linear Spread Lens	LVR-3 45° Hex Cell Louver	LLR-M-3-4	25° Medium
ISHH02LUM	Personal Control Remote for sensor	F72-3 Amber Dichroic	DIF-3 Diffused Lens		LLR-F-3-4	36° Flood
		F73-3 Green Dichroic	OSL-3 Overall Spread Lens		LLR-W-3-4	60° Wide Flood
		F74-3 Medium Blue			LLR-K-3-4	Spot, Medium, Flood, Wide Flood Optic Kit
		F75-3 Yellow Dichroic			LLR-S-LC-3-4	20° Spot - Color tuning optic
		F76-3 Red Dichroic			LLR-M-LC-3-4	32° Medium - Color tuning optic
		F77-3 Dark Blue Dichroic			LLR-F-LC-3-4	42° Flood - Color tuning optic
		F78-3 Light Blue Dichroic			LLR-W-LC-3-4	56° Wide Flood - color tuning optic
		F79-3 Neutral Density Dichroic			LR-K-LC-3-4	Spot, Medium, Flood, Wide Flood Color tuning optic Kit
		F80-3 Magenta Dichroic				
		F22-3 Red Color				
		F33-3 Blue Color				
		F44-3 Green Color				
		F55-3 Yellow Color				
		F66-3 Mercury Color				

**MOUNTINGS**

**ROUND SURFACE MOUNT (RSM)**

**RSM-W1 (Up or down)**



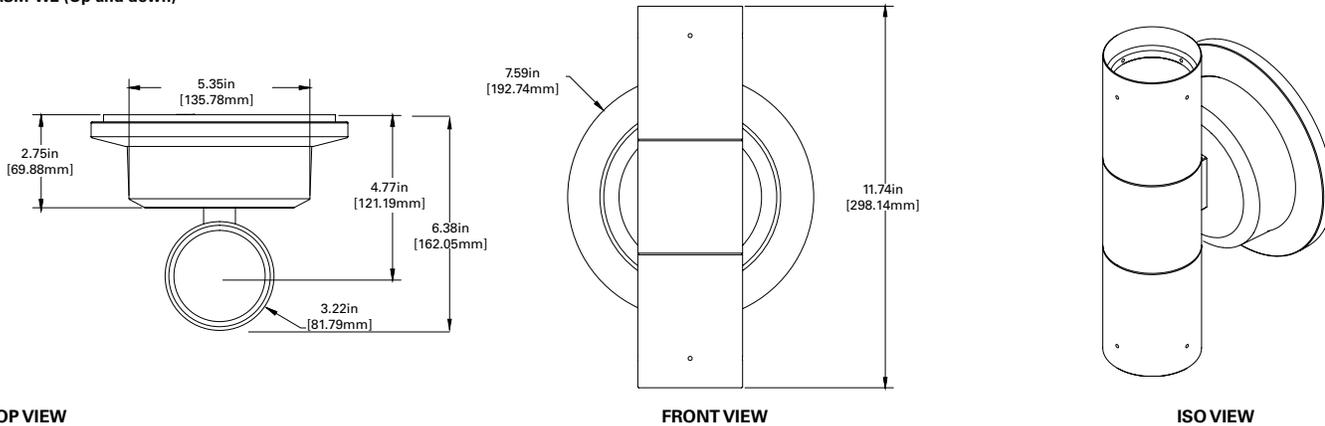
TOP VIEW

FRONT VIEW

ISO VIEW

**ROUND SURFACE MOUNT (RSM)**

**RSM-W2 (Up and down)**



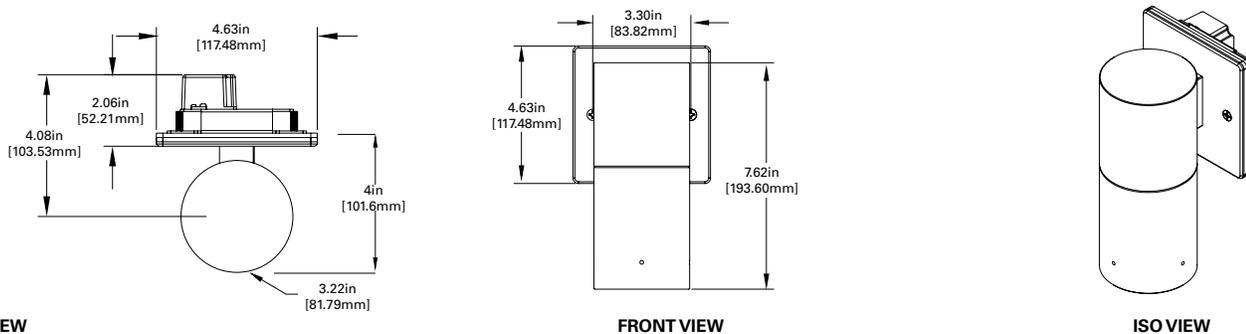
TOP VIEW

FRONT VIEW

ISO VIEW

**WALL INTEGRAL DRIVER PLATE (WIS)**

**WIS-W1 (Up or down)**



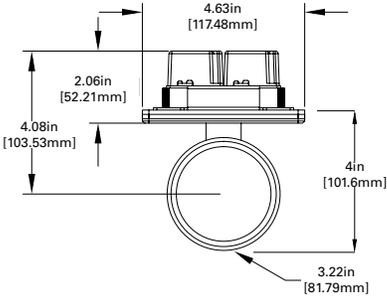
TOP VIEW

FRONT VIEW

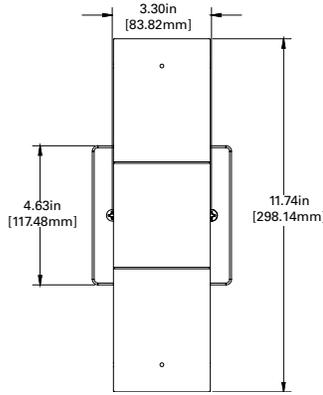
ISO VIEW

**WALL INTEGRAL DRIVER PLATE (WIS)**

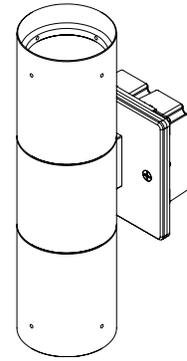
**WIS-W2 (Up and down)**



**TOP VIEW**



**FRONT VIEW**

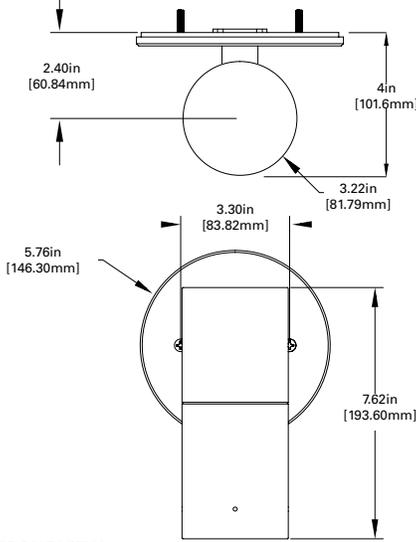


**ISO VIEW**

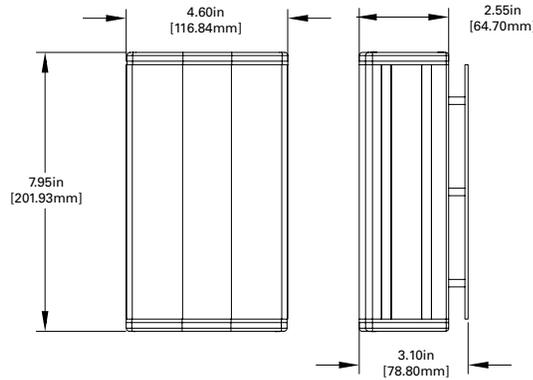
**REMOTE DRIVER HOUSING ROUND WALL (WRR)**

**WRR-W1 (Up or down), as shown**  
**WRS-W1 (Square option also available)**

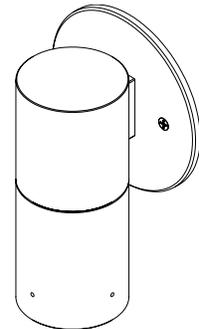
**TOP VIEW**



**FRONT VIEW**



**REMOTE BOX**



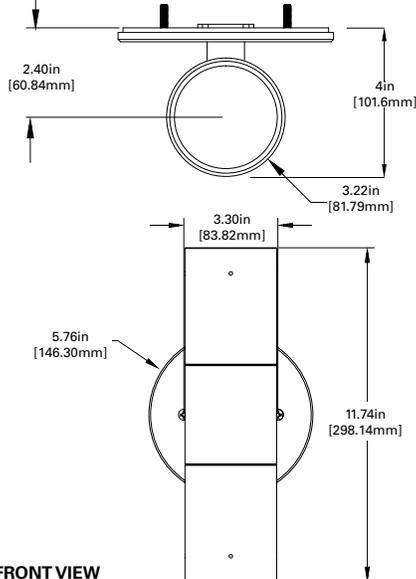
**ISO VIEW**

Remote Driver distance up to 60'

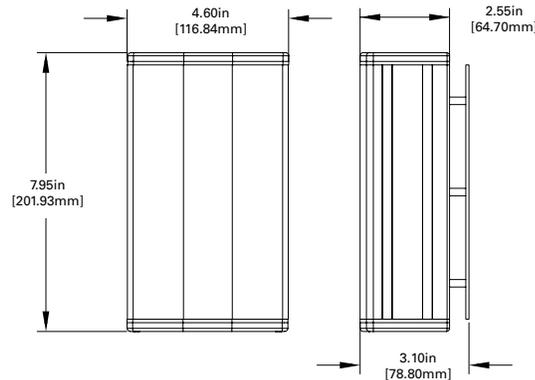
**REMOTE DRIVER HOUSING ROUND WALL (WRR)**

**WRR-W2 (Up and down), as shown**  
**WRS-W2 (Square option also available)**

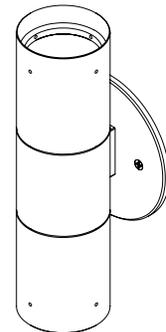
**TOP VIEW**



**FRONT VIEW**



**REMOTE BOX**



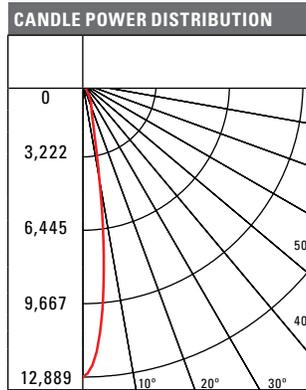
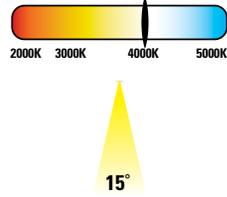
**ISO VIEW**

Remote Driver distance up to 60'

PHOTOMETRICS

Test Number	P29476
Lumcat	9003-[W1]-X-FL-LED4080-S-BK-L2-UNV
Lumens	1700 Lm
Watts	20.1 W
LPW	84.6 Lm/W
CCT	4000K
SC (0/90/45)	0.27 / 0.27 / 0.27
Beam Angle	16°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4

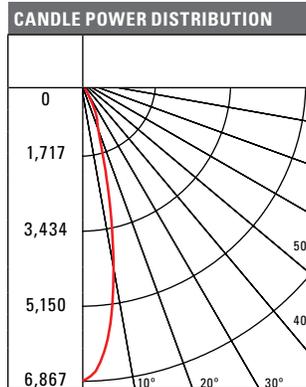
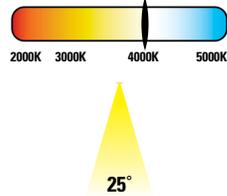


CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	3222.2	0.4	0.4
4'	805.6	1	1
6'	358	1.6	1.6
8'	201.4	2	2
10'	128.9	2.6	2.6
15'	57.3	4	4
20'	32.2	5.4	5.4
30'	14.3	8.2	8.2
40'	8.1	10.8	10.8

CANDELA TABLE	
Angle	0-deg
0	12889
5	9969
10	4210
15	1746
20	1126
30	298
40	22
50	6
60	5
70	3
80	1
90	0

Test Number	29477
Lumcat	9003-[W1]-X-FL-LED4080-M-BK-L2-UNV
Lumens	1623 Lm
Watts	20.1 W
LPW	80.8 Lm/W
CCT	4000K
SC (0/90/45)	0.41 / 0.41 / 0.41
Beam Angle	24.1°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4

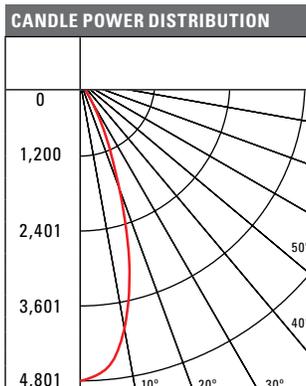
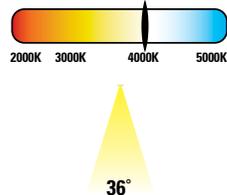


CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	1716.8	0.8	0.8
4'	429.2	1.6	1.6
6'	190.8	2.4	2.4
8'	107.3	3.2	3.2
10'	68.7	4	4
15'	30.5	6	6
20'	17.2	8	8
30'	7.6	12.2	12.2
40'	4.3	16.2	16.2

CANDELA TABLE	
Angle	0-deg
0	6867
5	6216
10	4343
15	2302
20	1191
30	326
40	29
50	9
60	5
70	3
80	1
90	0

Test Number	P29478
Lumcat	9003-[W1]-X-FL-LED4080-F-BK-L2-UNV
Lumens	1787 Lm
Watts	20.1W
LPW	88.9 Lm/W
CCT	4000K
SC (0/90/45)	0.59 / 0.59 / 0.56
Beam Angle	35.4°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4

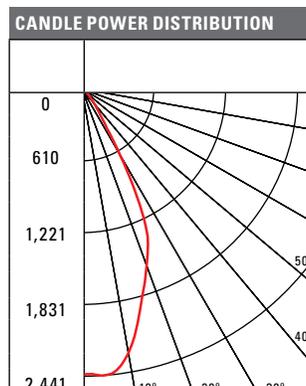
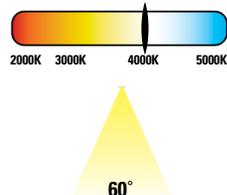


CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	1200.2	1	1
4'	300.1	2.2	2.2
6'	133.4	3.4	3.4
8'	75	4.6	4.6
10'	48	5.8	5.8
15'	21.3	8.8	8.8
20'	12	11.6	11.6
30'	5.3	17.6	17.6
40'	3	23.4	23.4

CANDELA TABLE	
Angle	0-deg
0	4801
5	4641
10	4056
15	3055
20	1850
30	365
40	27
50	6
60	3
70	2
80	1
90	0

Test Number	P29479
Lumcat	9003-[W1]-X-FL-LED4080-W-BK-L2-UNV
Lumens	1630 Lm
Watts	20.1 W
LPW	81.1 Lm/W
CCT	4000K
SC (0/90/45)	0.79 / 0.79 / 0.76
Beam Angle	51.1°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4



CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	607.5	1.4	1.4
4'	151.9	3	3
6'	67.5	4.6	4.6
8'	38	6.2	6.2
10'	24.3	7.8	7.8
15'	10.8	11.8	11.8
20'	6.1	15.8	15.8
30'	2.7	23.6	23.6
40'	1.5	31.6	31.6

CANDELA TABLE	
Angle	0-deg
0	2430
5	2439
10	2278
15	1922
20	1605
30	653
40	168
50	65
60	6
70	4
80	1
90	0

CCT/CRI	LED2790	LED3090	LED3590	LED4080	LED5080	LED2797	LED3097	LED3597	LED4097
FC Multiplier	0.754	0.798	0.808	1.000	1.039	0.699	0.706	0.801	0.793

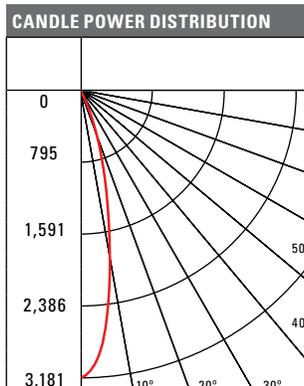
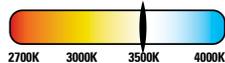
Light Level	L1	L2
FC Multiplier	0.542	1.000

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

PHOTOMETRICS (PREMIUM COLOR TUNING)

Test Number	P29558
Lumcat	9003-[W1]-X-FL-[LEDCB, LEDCR]-S-BK-LC-UNV
Lumens	650 Lm
Watts	24.3 W
LPW	26.7 Lm/W
CCT	3500K
SC (0/90/45)	0.39 / 0.39 / 0.42
Beam Angle	23.2°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 90.6 Rg = 100.4
CRI/CIE	Ra = 92.7 R9 = 67.5

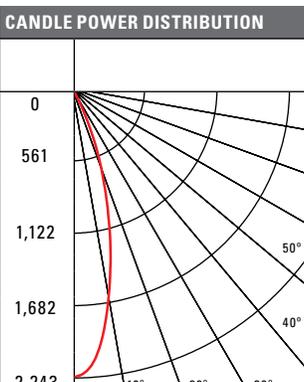
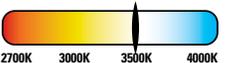


CONE OF LIGHT				
Horizontal Illuminance on Floor				
MH	FC	L	W	
2'	795.2	0.6	0.6	
4'	198.8	1.4	1.4	
6'	88.4	2.2	2.2	
8'	49.7	3	3	
10'	31.8	3.8	3.8	
15'	14.1	5.8	5.8	
20'	8	7.8	7.8	
30'	3.5	11.6	11.6	
40'	2	15.6	15.6	

CANDELA TABLE	
Angle	0-deg
0	3181
5	2813
10	1881
15	1080
20	540
30	35
40	7
50	2
60	1
70	1
80	1
90	0

Test Number	P29559
Lumcat	9003-[W1]-X-FL-[LEDCB, LEDCR]-M-BK-LC-UNV
Lumens	643 Lm
Watts	24.2 W
LPW	26.6 Lm/W
CCT	3500K
SC (0/90/45)	0.5 / 0.5 / 0.51
Beam Angle	29.9°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 90.6 Rg = 100.4
CRI/CIE	Ra = 92.7 R9 = 67.5

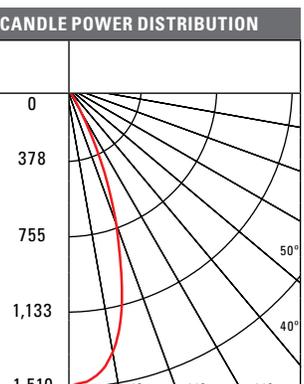
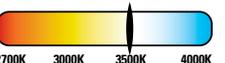


CONE OF LIGHT				
Horizontal Illuminance on Floor				
MH	FC	L	W	
2'	560.8	0.8	0.8	
4'	140.2	1.8	1.8	
6'	62.3	2.8	2.8	
8'	35	3.8	3.8	
10'	22.4	4.8	4.8	
15'	10	7.4	7.4	
20'	5.6	9.8	9.8	
30'	2.5	14.8	14.8	
40'	1.4	19.8	19.8	

CANDELA TABLE	
Angle	0-deg
0	2243
5	2095
10	1634
15	1116
20	662
30	55
40	5
50	2
60	2
70	1
80	1
90	0

Test Number	P29560
Lumcat	9003-[W1]-X-FL-[LEDCB, LEDCR]-F-BK-LC-UNV
Lumens	651 Lm
Watts	24.3 W
LPW	26.8 Lm/W
CCT	3500K
SC (0/90/45)	0.64 / 0.64 / 0.62
Beam Angle	39.3°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 90.6 Rg = 100.4
CRI/CIE	Ra = 92.7 R9 = 67.5

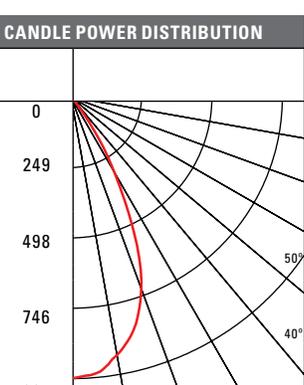


CONE OF LIGHT				
Horizontal Illuminance on Floor				
MH	FC	L	W	
2'	377.5	1.2	1.2	
4'	94.4	2.4	2.4	
6'	41.9	3.8	3.8	
8'	23.6	5	5	
10'	15.1	6.4	6.4	
15'	6.7	9.6	9.6	
20'	3.8	12.8	12.8	
30'	1.7	19.2	19.2	
40'	0.9	25.6	25.6	

CANDELA TABLE	
Angle	0-deg
0	1510
5	1473
10	1352
15	1083
20	734
30	145
40	7
50	5
60	2
70	1
80	1
90	0

Test Number	P29561
Lumcat	9003-[W1]-X-FL-[LEDCB, LEDCR]-W-BK-LC-UNV
Lumens	664 Lm
Watts	24.3 W
LPW	27.3 Lm/W
CCT	3500K
SC (0/90/45)	0.83 / 0.83 / 0.77
Beam Angle	51.1°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 90.6 Rg = 100.4
CRI/CIE	Ra = 92.7 R9 = 67.5



CONE OF LIGHT				
Horizontal Illuminance on Floor				
MH	FC	L	W	
2'	248.8	1.6	1.6	
4'	62.2	3.2	3.2	
6'	27.6	4.8	4.8	
8'	15.5	6.6	6.6	
10'	10	8.2	8.2	
15'	4.4	12.4	12.4	
20'	2.5	16.6	16.6	
30'	1.1	24.8	24.8	
40'	0.6	33.2	33.2	

CANDELA TABLE	
Angle	0-deg
0	995
5	981
10	927
15	853
20	725
30	303
40	26
50	5
60	4
70	3
80	0
90	0

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

LUMEN TABLE

		9003-[W1] Regressed Hood - Black					
		L1 - 10 W			L2 - 20 W		
		CBCP	Lumens	LPW	CBCP	Lumens	LPW
<b>S</b> Spot 15°	LED2790	5324	621	63.4	9818	1145	57.0
	LED3090	5632	657	67.0	10386	1212	60.3
	LED3590	5705	666	67.9	10520	1227	61.1
	LED4080	7057	823	84.0	13014	1518	75.5
	LED5080	7331	855	87.3	13519	1577	78.5
	LED2797	4935	576	58.7	9100	1062	52.8
	LED3097	4981	581	59.3	9186	1072	53.3
	LED3597	5650	659	67.3	10419	1216	60.5
	LED4097	5596	653	66.6	10319	1204	59.9
<b>M</b> Medium Flood 25°	LED2790	2829	590	60.2	5218	1088	54.1
	LED3090	2993	624	63.7	5519	1151	57.3
	LED3590	3032	632	64.5	5590	1166	58.0
	LED4080	3750	782	79.8	6916	1442	71.8
	LED5080	3896	813	82.9	7185	1498	74.6
	LED2797	2622	547	55.8	4836	1009	50.2
	LED3097	2647	552	56.3	4882	1018	50.7
	LED3597	3003	626	63.9	5537	1155	57.5
	LED4097	2974	620	63.3	5484	1144	56.9
<b>F</b> Flood 36°	LED2790	1943	666	68.0	3584	1229	61.1
	LED3090	2056	705	71.9	3791	1300	64.7
	LED3590	2082	714	72.9	3840	1317	65.5
	LED4080	2576	883	90.1	4750	1629	81.0
	LED5080	2676	918	93.6	4934	1692	84.2
	LED2797	999	560	57.1	1842	1032	51.4
	LED3097	1818	623	63.6	3353	1150	57.2
	LED3597	2062	707	72.2	3803	1304	64.9
	LED4097	2042	700	71.5	3766	1292	64.3
<b>W</b> Wide Flood 60°	LED2790	999	560	57.1	1842	1032	51.4
	LED3090	1057	592	60.4	1949	1092	54.3
	LED3590	1070	600	61.2	1974	1106	55.0
	LED4080	1324	742	75.7	2442	1368	68.1
	LED5080	1376	771	78.7	2537	1421	70.7
	LED2797	926	519	52.9	1708	957	47.6
	LED3097	935	524	53.4	1724	966	48.0
	LED3597	1060	594	60.6	1955	1095	54.5
	LED4097	1050	588	60.0	1936	1085	54.0

TM30 DATA

9003	CCT/CRI	Rf	Rg	Ra	R9
	2790	90.9	98.9	91.7	58.3
	3090	90.8	99.1	92.5	62.6
	3590	90.6	100.4	92.7	67.5
	4080	82.5	94.3	83.1	11.4
	5080	81.6	94.1	82	6
	2797	94.9	100	98.1	86.9
	3097	94	100.3	97.8	88.9
	3597	92.9	99.3	97.2	89.1
	4097	91.5	98.7	95.4	84

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C, 40°C, 50°C	> 87%	> 102,000

POWER TABLE

Number of Heads	Light Level	Input Current (A) at 120 VAC	Input Current (A) at 277 VAC	Input Power (W)
W1	L1	0.08	0.03	10
	L2	0.177	0.088	20.93
	LC1	0.1	0.085	11.4
	LC2	0.183	0.088	21.44
W2	L1	0.16	0.06	20
	L2	0.354	0.176	41.86
	LC1	0.2	0.17	22.8
	LC2	0.366	0.176	42.88

**INTEGRATED SENSOR - SVPD2**

The Lanterra Cylinder 9003 with Integrated Sensor technology provides automatic energy savings without sacrificing performance. Traditionally, these types of energy savings required coordination between the luminaire and a lighting control system. The Lanterra Cylinder 9003 delivers superior lighting with integrated PIR occupancy sensing and daylighting controls.

Capture the benefits of traditional lighting controls, without complicated circuit planning or special wiring. The Lanterra Cylinder 9003 delivers automatic ON to an energy saving light level, while ensuring lighting is turned OFF when the space is unoccupied.

The SVPD2 sensor is configured for outdoor use, so the integral daylight sensor will enable the luminaire to automatically adjust to daylight conditions by turning off when sufficient sunlight is present. Consult factory for indoor configuration.

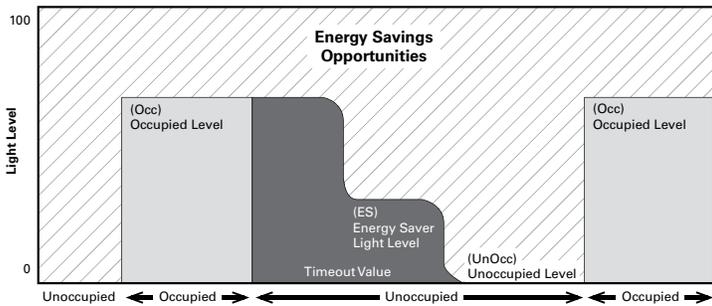
Occupied light levels and unoccupied light levels can be adjusted using the integrated sensor programming remote (Catalog Number: ISHH01LUM). While the default unoccupied level is OFF, a lower light level can be saved instead using the programming remote. The integrated sensor personal remote (Catalog Number: ISHH02LUM) provides code compliant manual raise, lower, ON, OFF control.

The Lanterra Cylinder 9003 with Integrated Sensor is easy to install with no special wiring and ensures energy savings out-of-the-box with default control settings.



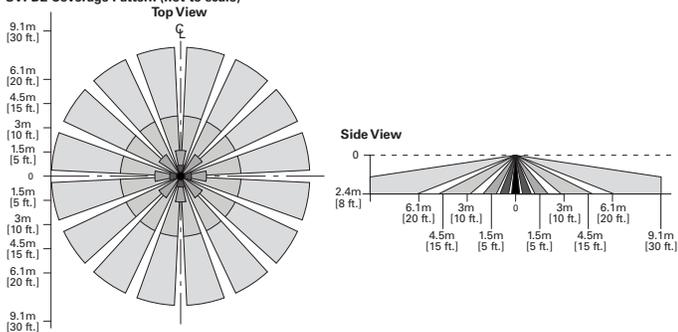
**HOW IT WORKS**

- As the user enters the space controlled by the integral sensor, the lighting turns ON to the occupied light level.
- Lighting will remain at the occupied level until the space is unoccupied. This will start the occupancy timeout period (default 20 minutes).
- If the space remains unoccupied for half of the timeout period, the lighting will automatically reduce to the Energy Saver light level (default matches occupied level). This adjustable light level is often set to half of the occupied daylight level using the programming remote.
- At the end of the timeout period the lighting will go to the unoccupied light level. This adjustable light level uses the OFF default setting.
- If sufficient sunlight is present, the luminaire will remain OFF, regardless of occupancy.

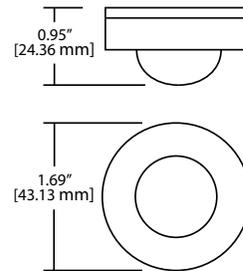


**Coverage**

SVPD2 Coverage Pattern (not to scale)



**Sensor Dimensions**



**Optional Remote Controls**



**ISHH01LUM Programming Remote**



**ISHH02LUM Personal Control Remote**



ALAN & DIANE SLEAPER  
624 RENSON RD  
HARTLAND, WI 53029

ANDREA HAYSE  
423 RENSON RD  
HARTLAND, WI 53029-1816

ANDREW D LEMKE  
619 BELSHIRE DR  
HARTLAND, WI 53029-1801

ANDREW HENERY AND HAILEY HENERY  
603 BELSHIRE DR  
HARTLAND, WI 53029-1801

ANN C CHARLESWORTH  
613 RENSON RD  
HARTLAND, WI 53029

BENJAMIN & JESSICA THOMPSON  
431 RENSON RD  
HARTLAND, WI 53029-1816

BOBBY & MARY WANGLER  
626 BELSHIRE DR  
HARTLAND, WI 53029-1802

BRIAN & BETH ARNDT  
217 HAZEL LN  
HARTLAND, WI 53029

CHARLES & KAREN KVOOL TRUST  
208 HAZEL LN  
HARTLAND, WI 53029

CHRISTOPHER R KLAWITTER AND  
ROBERT M KLAWITTER  
618 BELSHIRE DR  
HARTLAND, WI 53029-1802

CYNTHIA L CORRIGAN  
612 BELSHIRE DR  
HARTLAND, WI 53029

DANIEL & KAREN ZEUSKE  
539 RENSON RD  
HARTLAND, WI 53029-1825

DAVID & CAROL ACKLEY  
633 BELSHIRE DR  
HARTLAND, WI 53029-1801

DAVID L VODNIK  
604 BELSHIRE DR  
HARTLAND, WI 53029

DAVID & ANN GREVENKAMP  
618 RENSON RD  
HARTLAND, WI 53029-1820

DELBERT KRAEMER AND EDNA  
KRAEMER  
545 RENSON RD  
HARTLAND, WI 53029

GAIL & JAMES SCHNEEBERGER  
251 CIRCLE DR  
HARTLAND, WI 53029

GRANT & MARY HULTMAN  
250 CIRCLE DR  
HARTLAND, WI 53029-1807

JAMES F ECKERT  
241 CIRCLE DR  
HARTLAND, WI 53029

JAMES & TORIE SHEFFIELD  
604 RENSON RD  
HARTLAND, WI 53029-1820

JAMES & PAMELA SCHNEIDER  
242 NIXON AVE  
HARTLAND, WI 53029

JASON A CHRISTIANSEN  
280 HAZEL LN  
HARTLAND, WI 53029-1808

JESSICA KOEHLER  
211 HAZEL LN  
HARTLAND, WI 53029-1808

JOINT SCHOOL DISTRICT NO 3  
651 E IMPERIAL DR  
HARTLAND, WI 53029-2699

KEVIN G LANIGAN  
212 HAZEL LN  
HARTLAND, WI 53029-1809

MICHAEL WARREN  
632 BELSHIRE DR  
HARTLAND, WI 53029-1802

NICK JAROS AND CAITY JAROS  
279 HAZEL LN  
HARTLAND, WI 53029-1809

PATRICK & CYNTHIA DECLEENE  
627 BELSHIRE DR  
HARTLAND, WI 53029

PEGGY A HOLDEN  
250 NIXON AVE  
HARTLAND, WI 53029-1711

RICKY LOW AND KELLY LOW  
612 RENSON RD  
HARTLAND, WI 53029

ROBERT & ELIZABETH EBERHARDY JOINT  
REVOCABLE TRUST  
285 HAZEL LN  
HARTLAND, WI 53029

ROBERT & VALERIE WISNIEWSKI  
511 RENSON RD  
HARTLAND, WI 53029

SCOTT & CINDY ZANE  
286 HAZEL LN  
HARTLAND, WI 53029

SHAUN & TRACY FARRELL  
236 NIXON AVE  
HARTLAND, WI 53029

ST CHARLES CONGREGATION  
521 RENSON RD  
HARTLAND, WI 53029

ST CHARLES CONGREGATION  
313 CIRCLE DR  
HARTLAND, WI 53029-1824

VERONICA ONOFRE VELAZQUEZ AND  
FELIPE LORENZO IRINEO  
611 BELSHIRE DR  
HARTLAND, WI 53029-1801



**APPLICATION FOR PLAN COMMISSION  
\$300 REVIEW FEE DUE AT TIME OF APPLICATION**

Project Description and Narrative: (attach additional sheet if necessary) Please attached word doc with details and photos.			
Proposed Use Physical Therapy Clinic - 1 <sup>st</sup> floor future tenant TBD			
Project Location 123 Lawn Street Hartland, WI 53029			
Project Name Empower Movement			
Owner Krystle Howard - KIRCALSKA LLC		Phone 262-844-1547	
Address 123 Lawn St.		City Hartland	State WI Zip 53029
Engineer/Architect Pinnacle Engineering Group		Phone 262-754-8792	FAX 262-754-8850
Address 20725 Watertown Rd. St.100		City Brookfield	State WI Zip 53186
Contact Person <del>Michelle Smith</del> Krystle Howard	Phone 262-844-1547	FAX	E-mail Kinkempen@gmail.com

The Plan Commission meets on the third Monday of the Month at 6:30 PM in the Village Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue, Hartland.

The deadline for filing is a minimum of fifteen (15) working days before the meeting.

All of the requested information must be received prior to the deadline in order to be placed on the agenda. Village Plan Review Staff has been directed to delay placement on the Plan Commission Agenda based on incomplete submittals.

One (1) set of bound application materials and one (1) electronic copy of all materials must be submitted.

Applications that include site plans must depict the following existing and proposed information:

- Complete dimensions (lot, building, setbacks, parking, drives, etc.)
- Scale and north arrow
- All structures (include building elevations and height)
- Drainage and grades (include design calculations for drainage)
- Storm Water Management Plan
- Utilities and easements (sewer, water, storm etc.)
- Calculation of lot coverage
- Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
- Grading and erosion control
- Landscaping, including a Tree Protection Plan
- Exterior lighting details
- Exterior HVAC equipment location
- Dumpster location (screening required)
- Street right-of-way
- Miscellaneous, 100 year floodplain, wetland boundary, environmental corridor

Additional information may be requested by the Plan Commission or Staff.

All applications for consideration by the Plan Commission are subject to the policies described in this document.



DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD

Job Address 123 Lawn St Hartland, WI			
Lot	Block	Subdivision	Key No. HAV
Owner KT real estate, LLC		EMAIL knkempen@gmail.com	Phone 262-844-1547
Address 123 Lawn St		City Hartland	State WI Zip 53
Contractor (TBD)		Phone	FAX
Address		City	State Zip

The Architectural Board meets on the THIRD MONDAY of the Month at 6:30 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

All applications for consideration by the Architectural Board are subject to the policies described in this document.

**Commercial/Industrial/Multifamily:**

- One (1) bound set of plans and application material and one (1) electronic copy of all submittals.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**Signs:**

- One (1) color rendering of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.
- Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.
- One (1) site plan with dimensions. Not required for wall signs or other signs attached to the building.
- One (1) set of lighting details. Include type, location, number and photometric plan.
- Submit Sign Permit Application

**NOTE:** Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

**MEMORANDUM**

**January 10, 2024**

TO: Ryan Bailey  
FROM: Scott Hussinger Building Inspector/Zoning Administrator  
RE: Facade and site improvements at 123 Lawn St

---

The Village Zoning Code supports the proposed façade improvement, expanded parking in the street yard, and ADA access to the lower level at 123 Lawn Street.

None of the proposed improvements encroach into the 100-year floodplain.

Planning Commission will want to confirm:

Will there be rooftop mechanicals? If yes, then screening?

Need to confirm light fixture type. Should be “cut off” type to prevent light trespass onto other properties.

Will exterior lights be on all night or off by 9pm?

Is any work on accessory building or dumpster enclosure being proposed?

Will there be any grading in 100-year floodplain?

Dear Village of Hartland Administrative Team and Board Members,

KT Real Estate, LLC has purchased the property located at 123 Lawn St Hartland, WI 53029. As you may be aware, the current property has been vacant for a period of time and is in need of improvements. We are excited to present our development for the existing site and building to add value for the community. We are a local business owner in the general area and Krystle has had a successful physical therapy clinic in the Town of Oconomowoc for many years. This opportunity in the Village of Hartland will allow her to relocate her business to the top floor of the building and move closer to her existing client base. The lower level will be white boxed and prepared for a future tenant that will meet municipal zoning requirements.

Our proposed development is to enhance the north elevation facing Lawn St. and to increase the front pavement area to move parking away from the front entrance, meet ADA requirements and add a few additional stalls. We plan to paint the existing EFIS for rest of the entire building/shed, add a pergola to the back patio area, remove the existing aluminum awing, create a seating area on the back patio, add painted lettering to the rear wall and alter the rear entrance door to meet ADA requirements. To meet ADA requirements for the rear entrance, we will need to demo 11' of the current retaining/knee high wall, re-pour the concrete pad and re-grade a small section of pavement area to meet walking path slopes.

To assist with our overall submittal, we held a pre-development meeting with village staff to gain their feedback prior to working on this the project. For this submittal, we have provided our civil and architectural elevation plans. In addition, we had a design firm create 3D images of the front and rear elevation to better understand our proposed development for the building.

Last, we are including current site photos with notes to assist with our submittal. We look forward to this opportunity to present in January 2024.

Thank you.

---

North Building Elevation- We are proposing to remodel the entire front of the building with updated materials, adding windows and new architectural features. In addition, we will add pavement in the eastern grass area move parking away from the front entrance, add a few more stalls and meet ADA requirement for slopes.





Southwest View of North Building Elevation



South View of East Side of Building- this elevation will not be altered; we will paint the existing EFIS.

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South View of West Side of Building- this elevation will have minor return of cement board siding on the northwest corner to compliment the front elevation, but the rest will not be altered, we will paint the existing EFIS.



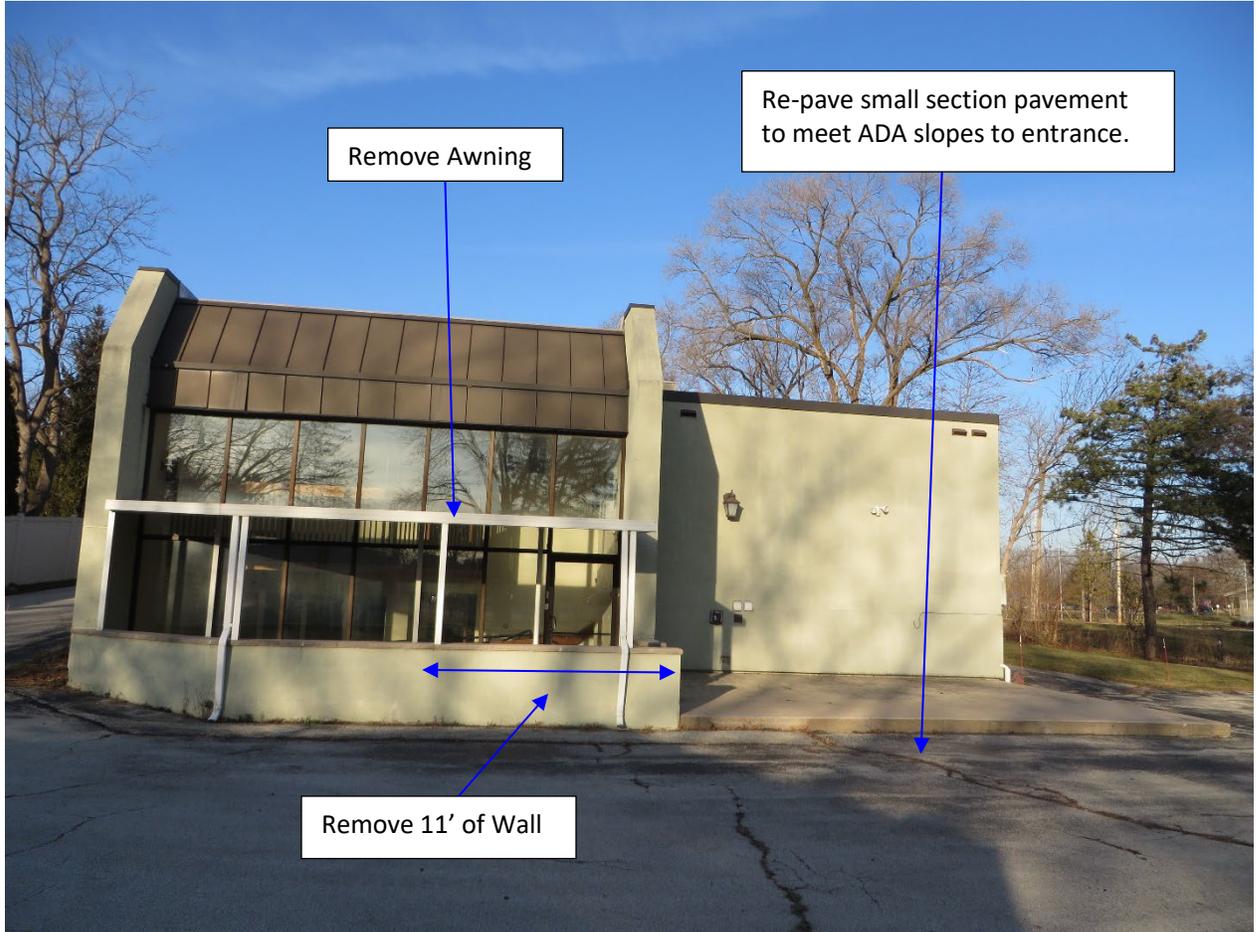
Northeast View of the West Side Building Elevation- we are proposing to paint the existing EFIS.



North View on Entrance Road to Rear Lot- Existing paving will be re-sealed, crack filled and re-stripped.



North View of South Building Elevation- 11' of retaining wall/knee high wall will be removed to allow a clear path to the rear building entrance and the remainder of EFIS will be painted.



Northwest View of South Building Elevation: Paint existing EFIS, add pergola to patio area, add painted letters to rear wall.



Northwest View of East Building Elevation- This elevation will not be altered and the EFIS will be painted.



Site has a Dumpster Enclosure.





West View of Rear Shed- Shed will cleaned and painted.



The site is currently well landscaped with several mature trees/bushes/shrubs and landscape beds. The overall grass area is in excellent condition. Our plan to evaluate the perennials that return in the landscape

---

bed areas, install new weed fabric over all landscape bed areas, re-plant perennials in areas that do not return, hire a professional tree service company to trim mature trees on the front of the property that overhang the future parking lot/building areas, remove all invasive shrubs/weeds along the property and maintain the property on weekly basis during the growing season. We find value in being next to the river walk and look forward to making the property more appealing for all community members that go by the property. Unfortunately, we closed on the property after the growing season so we are unsure on the number of perennials in the bed areas, but we were able to clean up a lot of the landscape after closing and will ensure it will be addressed during our construction period in 2024. Here are several photos of the overall property to better understand the current landscape:

Southeast View from Rear Parking Lot



Northwest View from the Riverwalk Path



South Property Line Adjacent to the Village Parking Lot



North View from Rear West Property Line Adjacent to Residential Homes



East View from Rear West Property Line



North View of Pine Entrance to Lawn St



South View of Front Yard and East Tree Line along Riverwalk Path



East Property Tree Line along Riverwalk Path



North View of East Tree Line along Riverwalk Path



South View from Eastern Property Line





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LEGEND	
SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

LEGEND	
[Symbol]	REMOVE EXISTING ASPHALT
[Symbol]	REMOVE EXISTING CONCRETE
[Symbol]	REMOVE EXISTING UTILITY
[Symbol]	REMOVE EXISTING CURB AND GUTTER
[Symbol]	SAWCUT EXISTING PAVEMENT

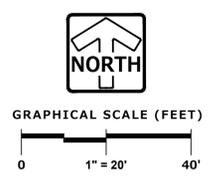
**EXISTING CONDITIONS SURVEY:**

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

**CONTRACTOR RESPONSIBILITY:**

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

- DEMOLITION NOTES**
- PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
  - EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
  - CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
  - COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
  - VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
  - DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
  - CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
  - CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
  - CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
  - CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



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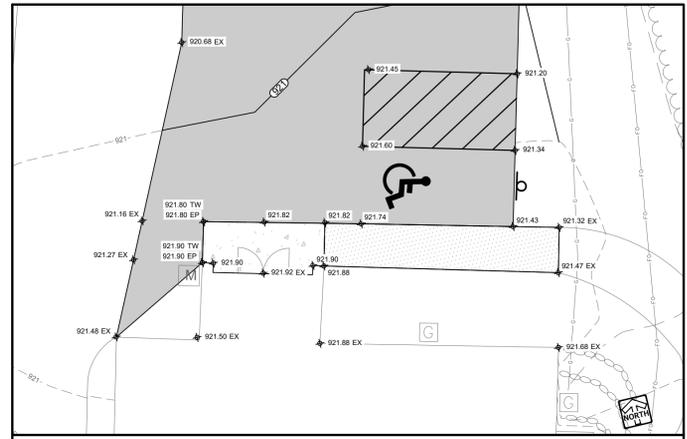
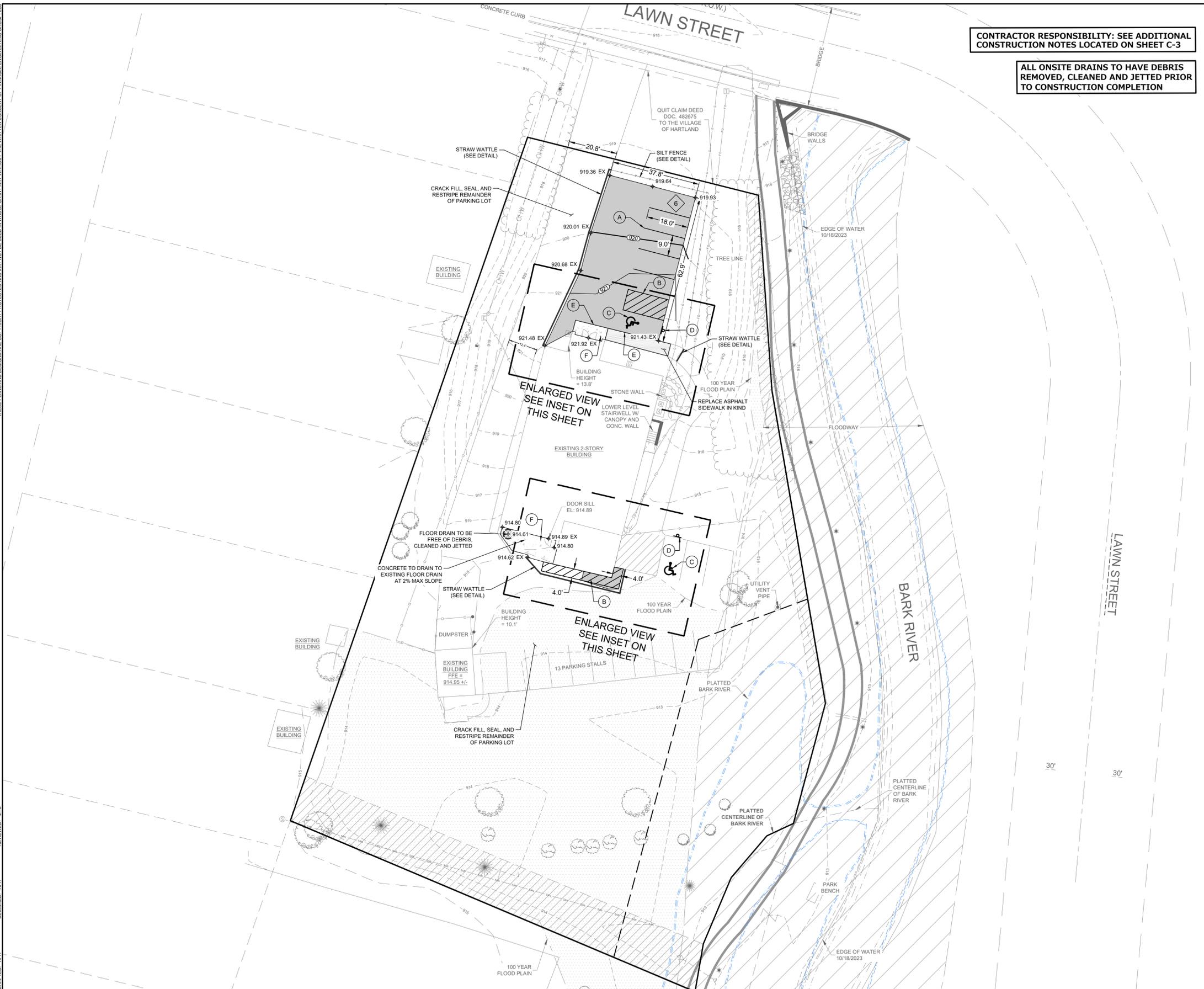
**123 LAWN STREET**  
**HARTLAND, WI**

**EXISTING CONDITIONS AND DEMOLITION PLAN**

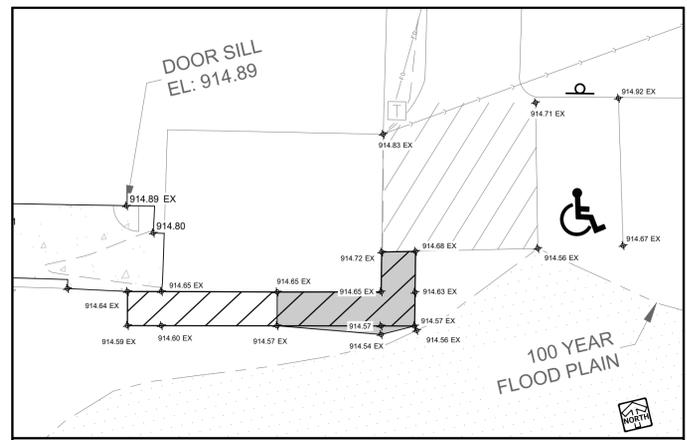
REVISIONS		SHEET C-1 OF C-3
NO.	DESCRIPTION	

REG JOB No. 5132.00  
REG PM MTS  
START DATE 11/16/23  
SCALE 1"=20'

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 DESIGNED: AFH  
 DRAFTED: AFH  
 REVIEWED: MTS



SCALE: 1" = 10' ENLARGED VIEW



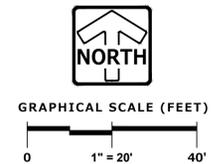
SCALE: 1" = 10' ENLARGED VIEW

LEGEND	
	ASPHALT PAVEMENT - 6" - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305. - 3 1/2" HMA PAVEMENT (2 LIFTS) 2" BINDER COURSE - 4 LT 58-28 S 1 1/2" SURFACE COURSE - 5 LT 58-28 S
	CONCRETE PAVEMENT - 6" CONCRETE SLAB - 4" MIN. - 1 1/2" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
	4" YELLOW STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	ADA STALL INSIGNIA
	ADA PARKING STALL SIGNAGE (SEE DETAIL)
	WALK FLUSH WITH PAVEMENT (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
	INLET PROTECTION (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

**CONTRACTOR RESPONSIBILITY:**

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SITE DATA	
SITE AREA:	1.22 AC (53,109 SF)
DISTURBANCE LIMITS:	0.07 AC (3,194 SF)
EXISTING IMPERVIOUS AREA:	0.41 AC (17,715 SF)
PROPOSED IMPERVIOUS AREA:	0.45 AC (19,660 SF)
NET NEW IMPERVIOUS AREA:	0.04 AC (1,945 SF)



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**HARTLAND, WI**

**PROPOSED SITE IMPROVEMENTS PLAN**

REVISIONS	

REG JOB No. 5132.00	MTS	SHEET C-2 OF C-3
START DATE 11/16/23	SCALE 1" = 20'	

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 REVIEWED: MTS  
 DESIGNED: ACH  
 DRAFTER: ACH

**GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES**

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION AND EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADINGS WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIAL. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF HARTLAND CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

**SPECIFICATIONS FOR GRADING & EROSION CONTROL**

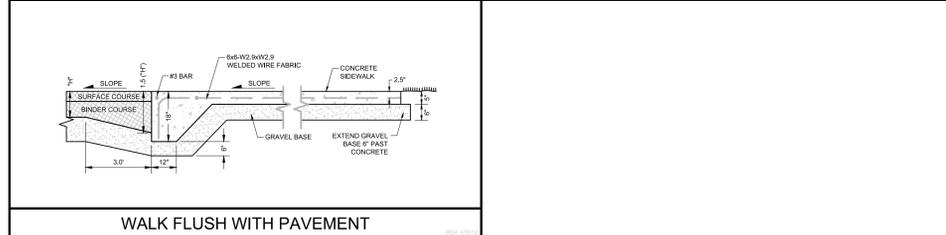
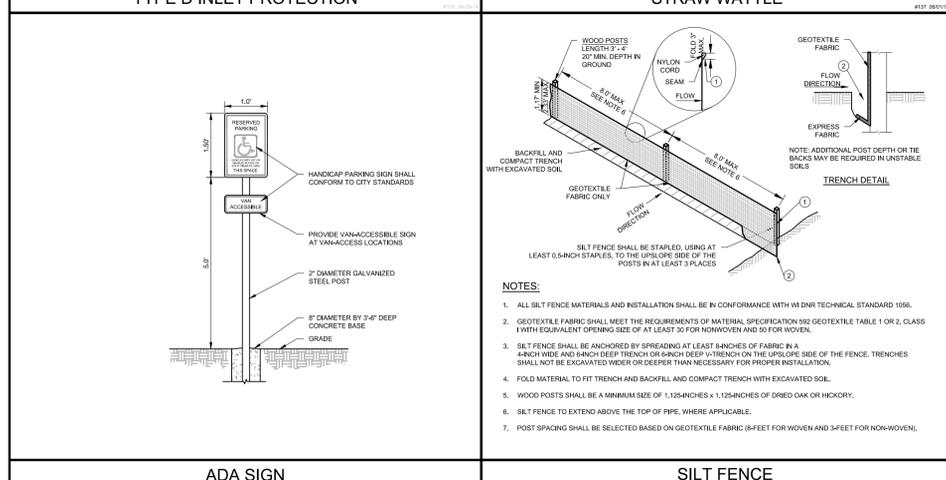
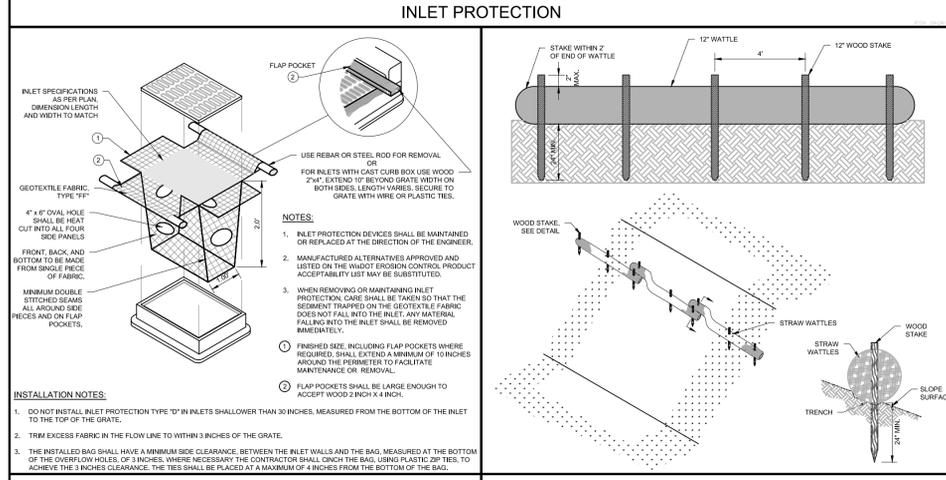
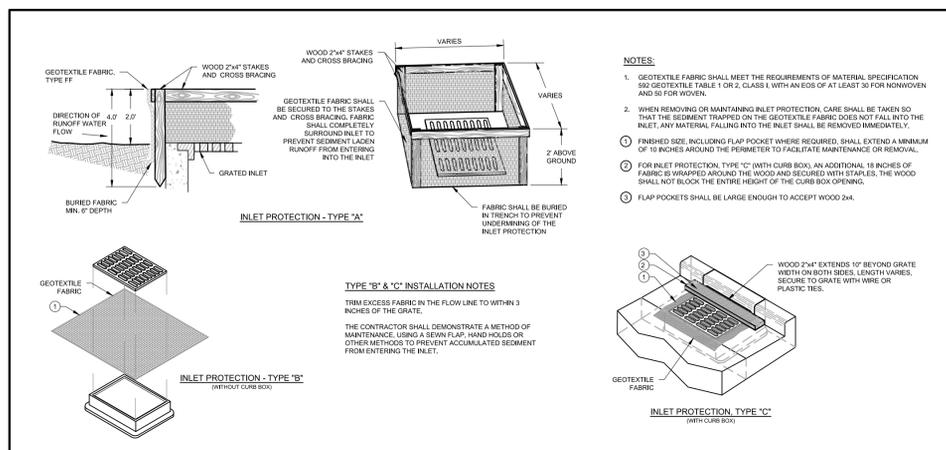
1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER AND SHALL BE SURROUNDED WITH SILT FENCE.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDER CUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM-D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED. UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED, THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEPED IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

**SPECIFICATIONS FOR PAVING**

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2" INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A. ASTM C-04. 5 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 414 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
9. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
10. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
11. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
12. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
13. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
14. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
15. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
16. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
17. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.



**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 PLAN | DESIGN | DELIVER  
 www.pinnacle-engr.com  
 WISCONSIN OFFICE:  
 20725 WISCONSIN ROAD, SUITE 100  
 BROOKFIELD, WI 53186  
 (262) 754-8888  
 CHICAGO | MILWAUKEE | NATIONWIDE

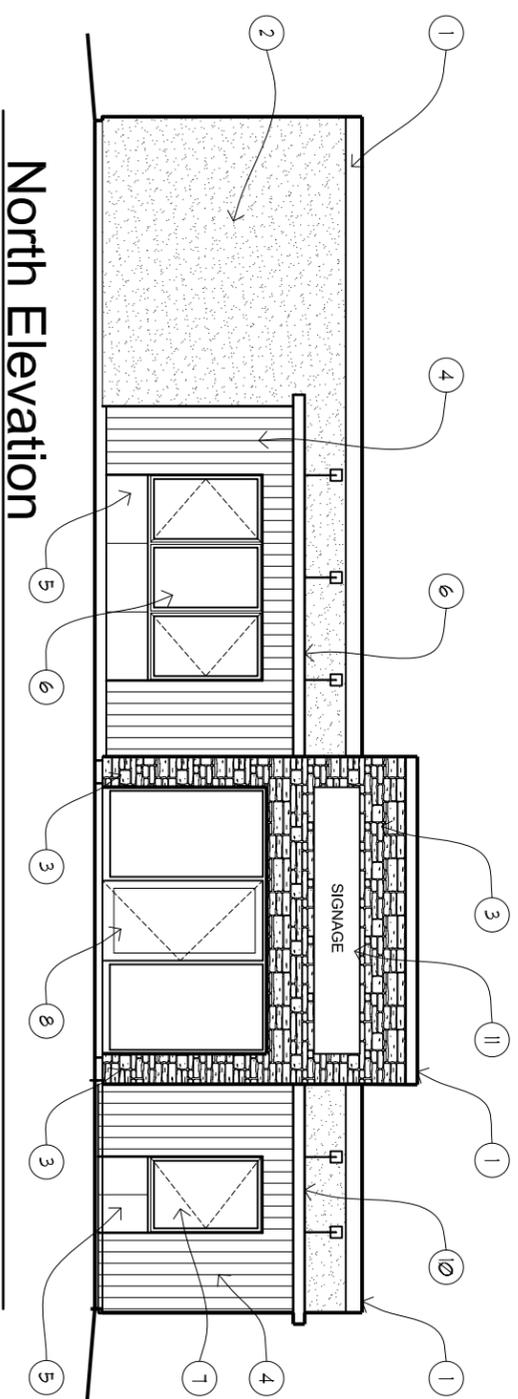
**123 LAWN STREET**  
**ADDRESS**  
**HARTLAND, WI**

**GENERAL NOTES AND**  
**CONSTRUCTION DETAILS**

REVISIONS		REG. JOB No. 5132.00	MTS	START DATE 11/16/23	SCALE 1"=20'	SHEET C-3 OF C-3
No.	Description					

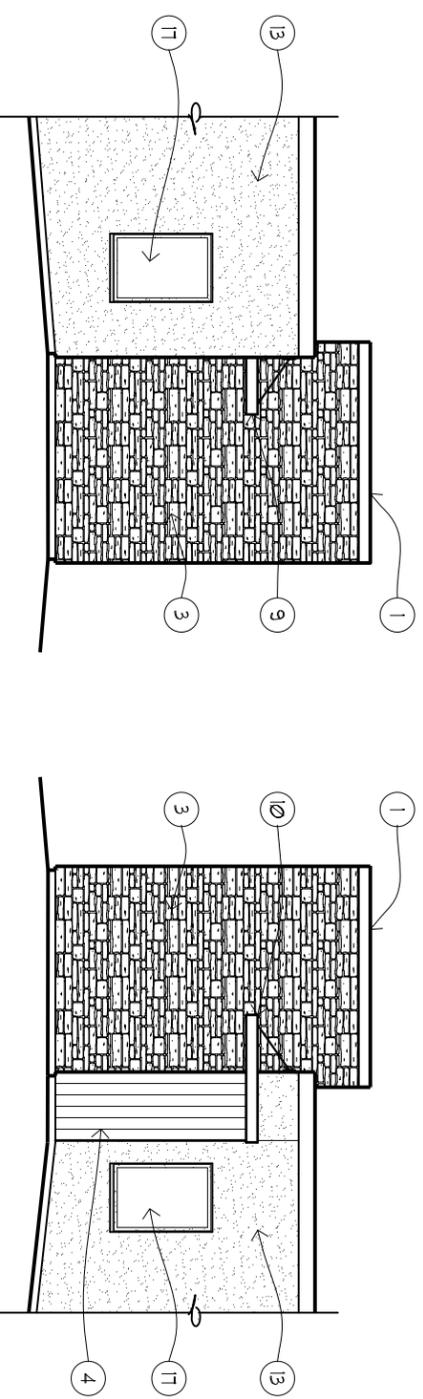
# Coded Elevation Notes

- ① PRE FINISHED METAL FLASHING AND COPING.
- ② EIFS. (TEXTURE TO MATCH EXISTING)
- ③ 2" THIN-SET STONE VENEER
- ④ NICHINA® - FIBER CEMENT PANEL SYSTEM (VINTAGE WOOD SERIES)
- ⑤ NICHINA® - FIBER CEMENT PANEL SYSTEM (ARCHITECTURAL SERIES) (COLOR TO MATCH WINDOW UNIT ABOVE)
- ⑥ 9'-0" WIDE x 4'-6" ANDERSEN® CASEMENT WINDOW UNIT (COLOR AND PROFILE TO MATCH EXISTING UNITS)
- ⑦ 3'-0" WIDE x 4'-6" ANDERSEN® CASEMENT WINDOW UNIT (COLOR AND PROFILE TO MATCH EXISTING UNITS)
- ⑧ BRONZE ANODIZED ALUMINUM STOREFRONT W/ 36"Ø DOOR W/ 1" TEMPERED INSULATING GLAZING AT DOOR/ SIDELIGHTS
- ⑨ 6'-0" LONG x 2'-6" WIDE x 6"x2" STEEL TUBE TRELLIS WITH 1/2" TREADED STEEL RODS ANCHORED AT BUILDING
- ⑩ 0'-6" LONG x 2'-6" WIDE x 6"x2" STEEL TUBE TRELLIS WITH 1/2" TREADED STEEL RODS ANCHORED AT BUILDING
- ⑪ 11'-8" LONG x 2'-0" WIDE SIGNAGE AREA
- ⑫ 6'-0" LONG x 6'-0" WIDE SIGNAGE AREA
- ⑬ EXISTING EIFS. (TO BE REPAINTED)
- ⑭ EXISTING SEAMED METAL ROOFING
- ⑮ EXISTING BRONZE ALUMINUM STOREFRONT GLAZING
- ⑯ EXISTING RETAINING WALL (MODIFIED AS PER CIVIL DESIGN)
- ⑰ EXISTING CASEMENT WINDOW
- ⑱ INDUSTRIAL GOOSENECK LIGHTING ABOVE SIGNAGE AREA



North Elevation

SCALE: 1/8"=1'-0"

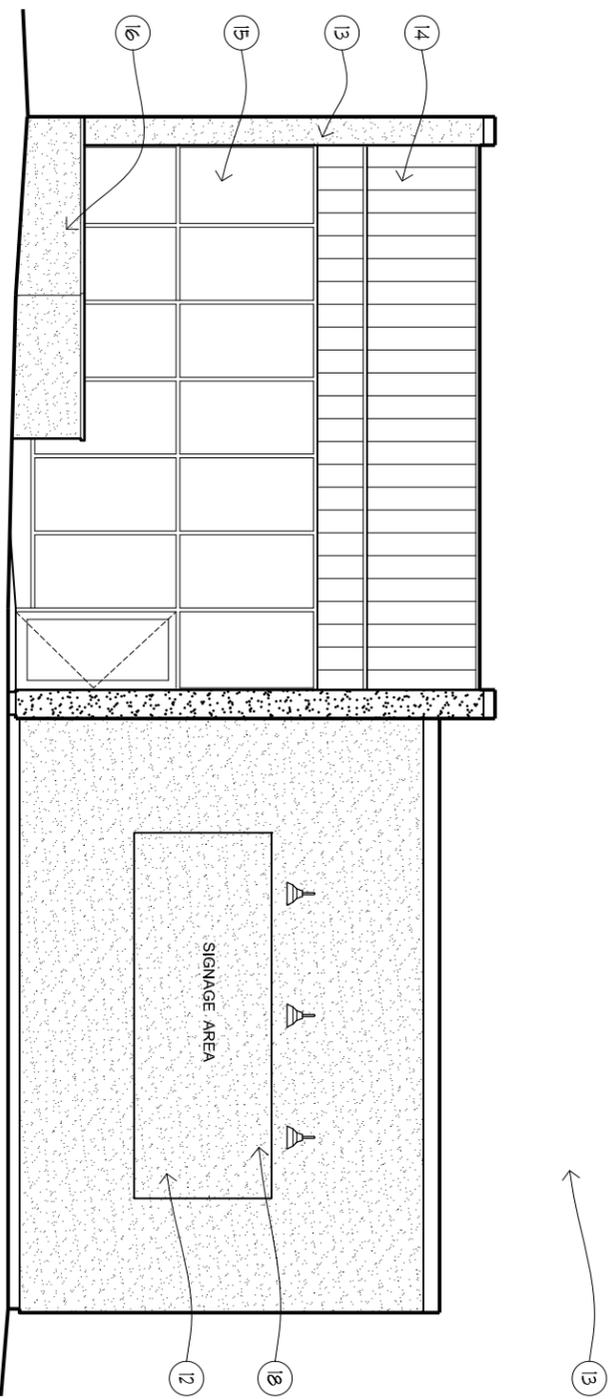


Partial - East Elev.

SCALE: 1/8"=1'-0"

Partial - West Elev.

SCALE: 1/8"=1'-0"



South Elevation

SCALE: 1/8"=1'-0"



**Robert Wold**  
Architects, LLC  
N56 W37815 Sunset Lane  
Oconomowoc, WI 53066  
262.370.8118  
robwoldarch@gmail.com

**Project**

# Empower Movement Building

123 Lawn Street Hartland, Wisconsin 53029

**Date**

12.20.23

**Project No.**

2023-08

**Sheet No.**

**Exterior**



EXPECTING  
AND EMPOWERED

**EMPOWER  MOVEMENT**

PHYSICAL THERAPY



KT REAL ESTATE LLC  
391 SANDHILL LANE  
DOUSMAN, WI 53118-8837

138 NORTH LLC  
PO BOX 510888  
MILWAUKEE, WI 53202-0154

145 NORTH AVENUE, LLC  
145 NORTH AVE  
HARTLAND, WI 53029-1728

ALARCON TRUST  
W341S9275 CORNER CT  
EAGLE, WI 53119-1661

ATHAN & SHERRY ECHOLS  
217 NORTH AVE  
HARTLAND, WI 53029-1717

CHARLENE M MARSALLI  
209 NORTH AVE  
HARTLAND, WI 53029-1717

COLIN & DANIELLE FOSTER  
229 NORTH AVE  
HARTLAND, WI 53029-1717

DR K W SCHUMANN AND JAMES E  
LIEBERT  
N80W34680 PETERSEN RD  
OCONOMOWOC, WI 53066

HAROLD & KATHERINE KLEIFGEN 2020  
LIVING TRUST  
206 NORTH AVE  
HARTLAND, WI 53029-1718

HARTLAND RIVERWALK LLC  
101 N MILLS ST  
MADISON, WI 53715-1136

HOOT HOMES LLC  
201 NORTH AVE  
HARTLAND, WI 53029-1717

HOPKINS SAVINGS & LOAN  
PO BOX 460169 C/O RYAN PTS DEPT  
HOUSTON, TX 77056-8169

JAMES D HILLIGOSS JR & JILL M  
SCHWEDA-HILLIGOSS  
159 NORTH AVE  
HARTLAND, WI 53029

JAMES & MARY LEAHY  
214 NORTH AVE  
HARTLAND, WI 53029-1718

JAS COFFEE LLC  
150 E CAPITOL DR  
HARTLAND, WI 53029-2104

JOSEPH ERICK BARNES & RACHAEL L  
WIERZCHOWSKI  
224 NORTH AVE  
HARTLAND, WI 53029-1718

LAKE EFFECT INVESTMENTS LLC  
122 LAWN ST  
HARTLAND, WI 53029-1714

LORETTA WERNER  
N3645 OLD M ROAD  
WEST SALEM, WI 54669-9101

LYNN EGAN  
207 NORTH AVE  
HARTLAND, WI 53029-1717

MARK PAPE  
223 NORTH AVE  
HARTLAND, WI 53029

MICHAEL & CHRISTINA CALLIES  
REVOCABLE TRUST  
241 NORTH AVE  
HARTLAND, WI 53029-1717

MITCHELL M MURPHY AND BRIANNA D  
MURPHY  
246 NORTH AVE  
HARTLAND, WI 53029-1721

NICHOLAS REID REVOCABLE TRUST  
N31W28802 LAKEWOOD LN N  
PEWAUKEE, WI 53072-3353

RAECHAL M LAIRD  
214 LAWN ST  
HARTLAND, WI 53029-1706

RED CAP HOLDINGS LLC  
W271N6155 MAPLE ST  
SUSSEX, WI 53089-4711

RICHARD & PATRICIA NOWAKOWSKI  
220 LAWN ST  
HARTLAND, WI 53029-1706

ROBERT & MICHELLE HARROUN  
235 NORTH AVE  
HARTLAND, WI 53029

ROBERT JEWELL III & JANET JEWELL  
218 NORTH AVE  
HARTLAND, WI 53029

SCOTT LEE CROFT  
210 NORTH AVE  
HARTLAND, WI 53029-1718

TIMOTHY FREY  
240 NORTH AVE  
HARTLAND, WI 53029

★ Received ★

JAN -8 2024

Permit Fee:	\$75
Refundable Occupancy Deposit: (Refundable Deposit Returned Upon Release by Building Inspector)	\$500
Total Due:	\$575
Date Paid:	<u>1-8-24</u>
Receipt No.:	<u>252138.19076</u>

VILLAGE OF HARTLAND
BUSINESS OCCUPANCY
PERMIT APPLICATION

- Please Note that operation of business is not allowed until occupancy permit application has been approved.
- Allow approximately 5 working days for review.

After an occupancy permit application has been received and an occupancy inspection has been completed by the building inspection department, an occupancy letter will be sent to the applicant listing all violations. **An occupancy permit will be issued when all violations have been corrected.**

A conditional occupancy permit can be requested by the prospective occupant, if no life-safety violations exist as determined by the building inspection department.

If the conditional occupancy permit is issued, the applicant agrees to have all violations corrected within forty five (45) days. A reinspection will be scheduled after 45 days to check for compliance. If any violations exist, a penalty of \$25.00 per day will be assessed until all violations are corrected.

The \$500 Refundable Occupancy Deposit will be returned upon release by the Building Inspector.

VILLAGE OF HARTLAND  
BUSINESS OCCUPANCY  
PERMIT APPLICATION  
PAGE 2

BUSINESS:

Name: Birch & Banyan Coffee  
Address: 150 E Capitol Drive Unit/Suite No. \_\_\_\_\_  
Phone No: 262-563-1034 FAX No. \_\_\_\_\_

BUSINESS OWNER:

Name: Jessie Puzach  
Address: N55W27202 Jessica Ct. Pewaukee, WI 53072  
Day Phone: 262-370-4953 Evening Phone: \_\_\_\_\_ Emergency Phone: \_\_\_\_\_

BUILDING OWNER:

Name: same as above  
Address: \_\_\_\_\_  
Day Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ Emergency Phone: \_\_\_\_\_

2<sup>ND</sup> EMERGENCY CONTACT:

Name: Melissa Radosevich (manager)  
Address: 580 Saxony Ct. Hartland, WI 53029  
Emergency Phone: 262-751-0693

CONTACT FOR FIRE DEPARTMENT TO MAKE ARRANGEMENT FOR INSPECTION:

Name: Jessie Puzach Phone: 262-370-4953

DETAILED DESCRIPTION OF BUSINESS OPERATION:

Continuing existing hours for coffee shop (6am-5pm M-F & 7am-1pm Sat) but will allow the space to be used for private events during our closed hours

Hours and days of operation: Potentially after 5:30pm weekdays, after 1:30pm Sat. and anytime Sundays

Number of full and part time employees on site during each shift (count working owner as an employee): During events - 1 person to oversee, 1-2 people if they want coffee drinks

Estimated max. total of customers/clients/visitors on site at one time: Current building capacity is 100, I'd guess events will be 30-50.

Number of total off-street parking stalls provided on site: 6 + 1 handicap  
Number of above parking stalls dedicated for use by this business: all

Describe anticipated method and frequency of deliveries to/from the site, and location on site where loading/unloading/parking of shipping vehicle is to occur: none for private events

Describe any activities that may occur outside the building but still on-site such as dumpster, outside storage, equipment, accessory buildings, etc. (Please attach site plan showing these items): nothing beyond normal business activities (they may use our existing dumpster)

Detailed description of any equipment, operation, device, or process that may emit noise, vibration, or odors from the site: Music, but no louder than during normal business hours

**BUSINESS OCCUPANCY  
PERMIT APPLICATION  
PAGE 3**

The names and amounts of any noxious or hazardous substances or fumes that may be created, stored, or used on the site: n/a

Describe or sketch area for storage of above substances and any other high fire hazard areas: n/a

Fire extinguisher size, type, and quantity: Commercial ABC Dry Chemical Fire Extinguisher; 1 (one)

Is there a fire sprinkler system: No

Is there an alarm system: No

Heating type and location: Gas, in the basement (forced air)

Describe or sketch gas shut off location: Central basement + meter in back of building

Describe or sketch electric shut off location: Circuit breakers at bottom of basement steps

Describe or sketch fire sprinkler shut off location: n/a

Attach a sketch of the area of the building to be used for this business unless all of building is to be used. all

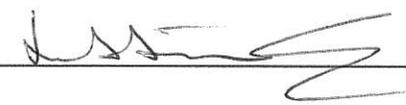
Please note that operation of a business is not allowed until the occupancy permit application has been approved.

You may need to attach additional pages to this application.

If you have questions call Building Inspector at 262-367-4744.

Incomplete applications will not be approved.

Applicant's

Signature: 

Date: 1/8/24

**FOR OFFICE USE ONLY**

**ZONING DEPARTMENT/BUILDING INSPECTION DEPARTMENT**

Zoning Classification:

Zoning Approved:

By:

Application Approved:

Permit Number:

Notes/Conditions:

**FIRE DEPARTMENT**

Site Approved:

By:

Notes/Conditions:

The Hartland Police Department is updating our records for all the businesses in the Village of Hartland. Please provide the information below needed for emergency and after hours contacts for your business. Feel free to add any other pertinent information that would better assist us in dealing with your business needs.

**HARTLAND POLICE DEPARTMENT  
BUSINESS/KEY HOLDER UPDATE**

BUSINESS NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**EMERGENCY AFTER HOURS KEY HOLDERS:**

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_

Please complete and return to the Hartland Police Department by mail:  
210 Cottonwood Avenue  
Hartland, WI 53029

Or by FAX: 262-369-2224

Thank you for your cooperation.

# VILLAGE OF HARTLAND

210 COTTONWOOD AVE  
HARTLAND WI 53029-0260

**Receipt #** 252138.19076  
08-Jan-24 12:35pm  
pos @ VOHPC-POS2

OCCUPANCY PERMIT

**Remarks:**

	<hr/>	\$75.00	Birch&Banyan ck 155
<b>Subtotal</b>		\$75.00	
Check		\$75.00	Birch&Banyan